

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JANUARY 6, 2016
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Vice Chairman Mike Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.	Call to Order
Present and answering Roll Call were Commissioners, Mike Burdette, Louis Milot, Tom Reeder, Rich Benson, and Steve Scott. Doug Weston, Brian Fischer and Lori Weston were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.	
Commissioner Scott moved and Commissioner Reeder seconded to approve the minutes of the December 2, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 12/2/15 PZC meeting as presented
A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Zoning Code for the purpose of adding or deleting text was opened for comment at 6:30 p.m.	Public Hearing: zoning code amendments, AG District accessory structure setbacks & CE District recreational vehicle storage
P & D Director provided the following information: 1) the first text amendment will formalize setbacks for accessory structures in the City’s agriculture zoning district (AG). He shared that currently there is no setback language in the zoning code for the AG district and the City has in the past applied the setbacks that are required for residential zoning which are a 5’ rear and side yard setback as well as a 10’ distance between structures setback; and 2) the second text amendment would revise where boats, campers, trucks, and other recreational vehicles can be located in the City’s country estates zoning district (CE). He shared that a complaint was received from a property owner in the Pine Lakes subdivision where a recreational vehicle was being stored outside and after inspecting it was found that there were five additional properties in the subdivision storing recreational vehicles outside. After further review of the City’s code and other community codes in the area it made sense to look at amending the CE zoning regulations to more closely match that of other residential districts. He shared that currently recreational vehicles can only be located in the CE district if they are housed in a building. He shared that this text amendment would allow for more flexibility for recreational vehicles to be stored outside in the CE district provided they are located in the side and rear yards and away from property lines. He shared that currently residential zoning districts, which are higher in density, are allowed to store outside of a building provided they are in the side or rear yards and away from property lines.	
Public comments: None.	
At 6:50 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Scott moved and Commissioner Reeder seconded to recommend approval of the zoning code amendment as proposed.	Recommend approval of zoning code text amendments
Commissioner’s comments: Commissioner Scott asked if accessory structures would include barns in the AG zoning district and P & D Director Oliphant replied that a barn would be included as an accessory structure. Following discussion on the possibility of a larger structure being located 5’ from side and rear property lines as well as fire safety concerns it was the consensus of the Commission to amend the proposed language that would provide for greater setbacks if the accessory structure exceeded 2,000 s.f. and/or 20’ in height.	
Commissioner Scott moved to amend the proposed language and Commissioner Reeder seconded. P & D Director Oliphant read the amended proposed language for letter D within Section 154.041 of the zoning code as follows: <i>accessory structures: not less than 5’ from side or rear yard line. Additionally, the accessory structure shall not be located any closer than 10’ from any other structure or building (whether an accessory structure or the main or principal structure or building) on the property or immediately adjacent and adjoining property unless the accessory structure is 2,000 s.f. or more in size or 20’ in height or greater. In which case, the accessory structure shall not be located closer than 15’ from a side yard line or less than 30’ from a rear yard line.</i>	Amended language
On roll call to amend the proposed language as stated above the vote was: <u>Ayes: 5</u> Benson, Burdette, Milot, Reeder, Scott <u>Nays: 0</u> <u>Motion carried.</u>	
On roll call to recommend approval of the text amendments as amended the roll call vote was: <u>Ayes: 5</u> Scott, Reeder, Milot, Burdette, Benson <u>Nays: 0</u> <u>Motion declared carried.</u>	Recommend amended language
Vice Chairman Mike Burdette asked for P & D Director Oliphant to present the details of the preliminary plat request to the Commission. P & D Director Oliphant shared the following: Mobb, Inc. owns the remaining 7.19 acres of undeveloped property in Cherry Pointe subdivision; a preliminary plat has been previously approved however, the developer has proposed a different design than what was approved; Marty and Tanner Rave are proposing to subdivide the remaining acreage into 21 single-family residential lots; the property is zoned R-2 (multi-family residential); and the lots conform to both the zoning and subdivision codes and is a	Preliminary Plat – Cherry Pointe, Section Two

	<p>preferred layout as it will stub Calvin to the west and provide for an additional ingress/egress for future development to the west. He shared that Devin Birch, Austin Engineering was in attendance to answer any questions on the plat as well.</p>
Recommend approval of preliminary plat	<p>Commissioner Milot moved and Commissioner Scott seconded to recommend approval of the Preliminary Plat for Cherry Pointe, Section Two as presented.</p> <p>Commissioner’s Comments: None.</p> <p>There being no further discussion on roll call the vote was: <u>Ayes: 5</u> Reeder, Burdette, Benson, Scott, Milot <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Preliminary Plat – Oak Creek, Section Seven	<p>Vice Chairman Mike Burdette asked for P & D Director Oliphant to present the details of the preliminary plat request to the Commission. P & D Director Oliphant shared the following: Mr. Bob Fredericks owns the remaining 12.9 acres of undeveloped property in Oak Creek subdivision; a preliminary plat has been previously approved however the developer has proposed the addition of 5 lots; Mr. Fredericks is proposing to subdivide Section Seven into 35 single-family residential lots with the same layout as the previous preliminary plat; the property is zoning R-1 (single-family residential); and the lots conform to both the zoning and subdivision codes.</p>
Recommend approval of preliminary plat	<p>Commissioner Scott moved and Commissioner Milot seconded to recommend approval of the Preliminary Plat for Oak Creek, Section Seven as presented.</p> <p>Commissioner’s Comments: Commissioner Reeder asked about the width of lots in previous sections and Mr. Birch shared that most are 90’ in width. He shared that the lots being proposed are in the 80-85’ width. He shared the reduction in lot size is a trade off in the selling of the lots due to the highline wires that are located on the eastern edge of this section .</p> <p>There being no further discussion on roll call the vote was: <u>Ayes: 5</u> Benson, Reeder, Burdette, Milot, Scott <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Commissioner’s Comments	<p>None.</p>
Staff Comments	<p>P & D Director Oliphant shared that there will be a meeting next month and will include text amendments as well as a special use request for a body art studio in an I-1 zoning district.</p>
Adjournment	<p>At 6:56 p.m. Commissioner Scott moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u></p>

Patricia S. Brown, City Clerk