

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
September 13, 2017
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Chris Deverman
Don Hild

Ron Knautz
James Ruth
Amy Wilson

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared.

Staff present: John Lebegue, Building Inspections/Development Director, and Attorney Scott Kriegsman.

MOTION by Steve Thompson to approve the September 13, 2017 Agenda, Seconded by Ron Knautz. On roll call vote, all present voted AYE. Motion approved.

MOTION by Chris Deverman to approve the minutes of July 12, 2017, Seconded by Ron Knautz. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

At the July 24, 2017 regular meeting of the Pekin City Council, the members of the City Council, by a vote of 5 to 1, concurred with the recommendation of the Pekin Plan Commission to deny a request to amend the Sunset Hills Subdivision Plat to permit the connection of a driveway onto the end of Fahnders Drive for a property located outside the City limits at 16604 VFW Road.

Application #1: Review of petition of vacation for the Sharon Avenue right-of-way.

Hearing #1 (09-1913): Review and consideration of petition by Pekin Insurance, located at 2505 Court Street, for the vacation of the Sharon Avenue right-of-way to facilitate the construction of an addition on the existing facility.

Hearing #1 (09-1913): Open Public Hearing: 5:33 p.m.

Bill Craig, Chair entertained a motion for discussion.

Lee Gerriets, of Dewberry Architects Inc, appeared on behalf of the applicants to answer any questions the members of Plan Commission may have in regard to the vacation petition.

No one else appeared before the Plan Commission to speak in regard to the petition for the vacation of the Sharon Avenue right-of-way.

Close Public Hearing: 5:39 p.m.

Upon review of the petition for the vacation of the Sharon Avenue right-of-way, Commissioner Amy Wilson expressed concern in regard to an increase in traffic exiting onto Court Street as a result of the increase in the number of off-street parking spaces being created by the construction of the proposed parking lot. City Engineer, Mike Guerra responded to the concerns of Commissioner Wilson by stating that he had discussed that matter with the project engineers and that the City was assured that employee traffic from the proposed parking lot would continue to be directed to exit the facility on Allentown and utilize the stoplight at the Allentown Road / Court Street intersection to access Court Street. Mr. Guerra further explained that if traffic problems arise from employees exiting onto Court Street from the new driveway, then steps could be taken to make the entry onto Court Street right in/ right out, which would prevent vehicles from turning left across traffic.

Commissioner Ron Knautz stated that the vacation of the Sharon Avenue right-of way would relieve the City of the need to maintain the street and plow it in the winter.

Following discussion, the members of the Plan Commission found that vacation of the Sharon Avenue right-of-way would be beneficial to the City, as the vacation would allow expansion of the Pekin Insurance facility, return the property to the tax rolls and relieve the City of maintenance of the right-of-way. Given that Pekin Insurance purchased and demolished all residential properties that previously existed to the east of the Sharon right-of-way, Pekin Insurance is now the owner of all property adjacent to the Sharon Avenue right-of-way, and no other properties would be party to the proposed vacation or be directly affected by the proposed vacation.

Motion made by Chris Deverman, seconded by Ron Knautz to recommend approval of the petition for vacation of the Sharon Avenue right-of-way. On roll call vote, all present voted Aye, except Commissioner Jim Ruth who abstained. Motion passed.

Work session to discuss the outdoor storage of parts or materials at an automotive repair business and what constitutes outdoor storage versus an advertising display.

Commissioner Amy Wilson stated that she felt that the display of the tires on wheeled racks constituted an advertising display and did not constitute outdoor storage since the racks were wheeled into the building after business hours.

Commissioner Chris Deverman concurred with the opinion of Commissioner Wilson and stated that the tire racks were a form of advertising and as long as they were not stored at the exterior of the property when the business was closed, then they would not be considered outdoor storage.

Commissioner Jim Ruth stated that the exterior display of the tire racks is very similar to the exterior display of bikes at Little Ade's Bicycles on N. 5th Street, which display bikes at the exterior of the building during business hours.

Chairman Bill Craig stated that the operator of the automotive repair business at 1215 S. 14th Street has cleaned up that property and that the racks of tires are not placed in such a manner that they block access to the property. Chairman Craig stated that he would like some language to be drafted and added to the City Code to clarify this matter. Attorney Scott Kriegsman stated that language will be drafted and presented to the Plan Commission at a future meeting.

No public input

Motion made by Ron Knautz, seconded by James Ruth to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 6:07 pm.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director
