

Pekin Planning Commission Meeting

Council Chambers

111 South Capitol Street, 2<sup>nd</sup> Level

July 21, 2021

5:30pm

Present:

Bill Craig, Chair  
Donald Hild  
Daryl Dagit  
Chris Deverman  
Tim Bonnette

James Ruth  
Amy Wilson  
Kelly Madden  
Steve Thompson

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared. Staff present: Matt Fick, Economic Development Director. Also present Robert McCoy, Miller Hall and Triggs, Kathie Brown, Bret and Deanna Bruce, Ikomang Kembaryasa and Brad Joseph.

MOTION by Commissioner Deverman to approve the July 21, 2021 agenda seconded by Commissioner Wilson motion carried 9-0.

MOTION by Commissioner Thompson to approve the minutes for June 7, 2021. Seconded by Commissioner Ruth. Motion carried 9-0.

**Council Action Report:**

There was no Council Report submitted.

The public hearing was started at 5:41pm.

**Case RZ 2021-02**

Chairman Craig explained that this case had been pulled from the agenda at the request of the petitioner.

**Case RZ 2021-03**

Review and consideration of a rezoning request by Bret and Deanna Bruce to rezone property located at 283 Herman Street from B-3 General Business District to R-4 One-Family Residential. Mr. Bruce appeared on his own behalf and explained that he constructed a detached garage on property he and his neighbor both assumed was his. While in the process of refinancing his home, he had a survey done which revealed the garage was actually located on property owned by his neighbor, which is a commercial business and zoned B-3. The neighbor agreed to sell him the land but Mr. Bruce is seeking to have the lot zoned R-4. Rezoning also allows the structure to meet side yard setback requirements. Commissioner Ruth asked if the two parcels weren't combined would that cause issues in the future in terms of selling the property and the petitioner responded that he intended to combine them. Discussion was had about setback requirements and if selling off that parcel would impact the adjacent business. Motion by Deverman to approve on the condition the two parcels are combined within one year of approval, seconded by Wilson, motion carried 9-0.

**Case SU 2021-03**

Chairman Craig explained that this case had been pulled from the agenda at the request of the petitioner.

**Case SU 2021-04**

A special use request by Ikomang Kembaryasa for property located in a B-3 General Business District at 3324 Court Street to allow for a drive through restaurant. Mr. Kembaryasa and Mr. Brad Joseph appeared before the Commission and explained their request to put a storage container on site adjacent to an existing building that was formerly a Baskin Robbins drive through restaurant. The concept is to cook and serve food from the container and use the existing building for dry storage and employee restrooms. It will be a walk up only restaurant with no interior seating. Matt Fick, Community Development Director, explained that the fire department and building department, as well as the health department, had all done inspections on the property and everything had been approved. Discussion was held regarding the need for a special use as this is not a drive through business. Mr. Fick explained that due to the unique nature of the business both he and legal counsel felt it was important that the use was reviewed by the Commission and approved by the City Council. Following much discussion it was decided that the use would be approved as an “open-front” business which is listed as a category within the special use section and more applicable to the request at hand. An additional condition was made that at no time would the existing building be allowed to be used as a drive through until such time as the petitioner reappeared before the Commission and obtained an additional special use. Motion by Wilson with the above conditions, seconded by Deverman, to approve the special use for an open front business. Motion carried 9-0.

Discussion and consideration was held regarding an ordinance to combine the Planning Commission with the Zoning Board of Appeals. Mr. Fick explained that the two boards essentially perform the same functions and in order to simplify the process and eliminate a lot of redundancies, such as legal notices, minutes etc. the City was proposing to combine the two into one new board called the Board of Appeals. It was explained that the new board would consist of 13 members taken from the existing boards and they would meet on the second Wednesday of each month at 5:00 PM. The Planning Commission recommended approval of the proposed ordinance.

There were no other comments.

Meeting adjourned at 6:13