

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
July 12, 2017
5:30pm

Present:

Bill Craig, Chair
James Ruth
Chris Deverman

Ron Knautz
Amy Wilson
Don Hild

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 Sue Bosich, and Mark Rothert, Administrative Services Director.

MOTION by Ron Knautz to approve the July 12, 2017 Agenda, Seconded by Don Hild. On roll call vote, all present voted AYE. Motion approved.

MOTION by Ron Knautz to approve the minutes of May 10, 2017, Seconded by Chris Deverman. On roll call vote, AYES: Bill Craig, James Ruth, Ron Knautz, and Chris Deverman. Abstain: Amy Wilson and Don Hild. Motion approved.

Council Action Reports:

At the June 26, 2017 regular meeting of the Pekin City Council, the members of the City Council conducted a Public Hearing on the petition of annexation for Cranwill's Drive-In at 1713 S. 2nd Street and unanimously approved an ordinance of annexation.

Application #1: Site Plan Review and Amendment to Sunset Hills Subdivision Plat

Hearing #1 (#07-1912): Review of Site Plan and consideration of an amendment to the Sunset Hills Subdivision plat to allow the connection of a driveway onto the end of Fahnders Drive for a property located at 16604 VFW Road, which is located outside the City limits of Pekin.

Hearing #1 (07-1912): Open Public Hearing: 5:33pm

Bill Craig, Chair entertained a motion for discussion.

Motion made by Ron Knautz, seconded by Amy Wilson to open discussion.

The resident of 2110 Highwood Avenue came forward and she stated that buses and garbage trucks back down Fahnders Drive since it is a dead end street. The resident further stated that since the street was a dead end, she did not see the need for a private driveway from a property outside the city connecting to the Fahnders Drive.

Applicant, Korey Jablonski then came forward and stated that the only individuals using the proposed driveway would be he and his wife. Mr. Jablonski further stated that there has recently been a good deal of activity on the property with the installation of concrete to keep the creek from eroding.

James Hogan of 2202 Fahnders Drive came forward and stated that he had concerns that other property owners would be using the proposed driveway and wanted a gate installed if the driveway connection is approved to allow only the Jablonski's to use the driveway.

Tom Jackson of 2204 Fahnders Drive came forward and expressed concerns as to the increase in traffic on Fahnders Drive if the driveway was allowed to be connected. Mr. Jackson further stated that he felt that other residents to the south would also use the driveway and it would have a negative impact on the neighborhood.

Bill Knuppel, attorney, came forward and stated that he was appearing on behalf of several residents of Sunset Hills Addition. Mr. Knuppel reiterated that the school bus and garbage trucks had to back down the one way street and that a number of children lived in the area and that increased traffic would be a concern. Mr. Knuppel continued by stating that the erosion problem being experienced on the property to the south is being created by the filling of the area by Mr. Jablonski. Mr. Knuppel ended his statements by stating that given the negative impacts created, there was no rationale to allow a private driveway to be connected to the end of Fahnders Drive.

Commissioner Amy Wilson then asked Mr. Jablonski how many other homes would have access to the proposed driveway.

Mr. Jablonski answered that no other homes would be allowed to use the driveway and the driveway would only be for private residence use. Mr. Jablonski further stated that he would be fine with installing a gate at the end of driveway to further restrict access.

Commissioner Amy Wilson then asked if the erosion that is taking place would impact where the driveway is being proposed? Mr. Jablonski answered that the area where the driveway would be constructed is not in the area where erosion is taking place.

Commissioner Don Hild stated that he had a problem with the connection of a driveway onto the end of a dead end street.

Chairman Bill Craig stated that he also had a problem with the connection of a private driveway onto the incomplete end of a dead end street and had concerns as to the difficulties the proposed would pose for snow plowing, as currently the snow on Fahnders Drive is pushed and deposited in the area in which the driveway would be installed. Chairman Bill Craig also stated that he had concerns as to who would control use of the driveway. Chairman Bill Craig ended by stating that there was recently a case where someone who lived outside of the city limits requested to connect to the city sewer system and that that request was denied by the City Council.

Commissioner Ron Knautz stated that if the property where the driveway was being proposed were to be annexed into the City then he could agree with the connection of the driveway.

In response to the concerns expressed by Chairman Bill Craig, Mr. Jablonski stated that he would have control of the driveway and that there currently were three other homes that could have access to the driveway.

Chairman Bill Craig ended the discussion by stating that he had concerns about future use of the driveway, as if the area to the south were developed and more homes were constructed that potentially would have access to the Fahnders Drive driveway entrance.

Close Public Hearing: 5:40 pm

Chairman Bill Craig called the question on the request for Site Plan Review and consideration of an amendment to the Sunset Hills Subdivision plat to allow the connection of a driveway onto the end of Fahnders Drive for a property located at 16604 VFW Road. On roll call vote, Aye: James Ruth, Nays: Bill Craig, Don Hild, Ron Knautz Chris Deverman and Amy Wilson. Request Denied.

No public input

Motion made by Ron Knautz, seconded by Don Hild to adjourn. On roll call vote, All present voted Aye. Motion approved. Meeting adjourned at 5:56 pm.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director
