

Pekin Planning Commission Meeting

Council Chambers

111 South Capitol Street, 2nd Level

June 9, 2021

5:30pm

Present:

Bill Craig, Chair
Donald Hild
Daryl Dagit
Chris Deverman

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 Katherine Swise, Miller Hall and Triggs, City Councilman Dave Nutter, Dave Mangan and Zac Gosnell.

MOTION by Commissioner Dagit to approve the June 9, 2021 agenda seconded by Commissioner Deverman, motion carried 8-0.

MOTION by Commissioner Dagit to approve the minutes for April 14, 2021. Seconded by Commissioner Ruth. Motion carried 6-0 with Thompson and Deverman abstaining.

Council Action Report:

There was no Council Report submitted.

The public hearing was started at 5:41pm.

Mr. Dave Mangan spoke on Case SU 2021-02. He handed out and read a list of questions pertaining to the building code and other matters. Chairman Craig responded that the Planning Commission was only there to look at the use of the property and nothing relative to the condition of the building. Mr. Dave Nutter also spoke to the Commission and thanked them for their service and indicated he would be getting more involved in attending meetings and communicating with Commission members. He also asked about 228 Margaret and inquired if the building code violations had been addressed and if handicapped parking would be required.

Case SU 2021-03

Review and consideration of a special use request by DentWerx to allow for an automobile repair business in a B-3 General Business District at property located at 228 Margaret Street. Mr. Zac Gosnell appeared and spoke on his own behalf and described the nature of his business, which is paint less dent repair using rods. There are no chemicals used or car parts removed/painted with this line of work. Some questions were asked regarding the nature of building code violations and it was explained that they ranged from the need for a hot water heater to the removal of extension cords but nothing substantial that would impact Mr. Gosnell's ability to remain open for business in that location if adequately addressed.

Motion by Johnson to approve, seconded by Deverman, motion carried 7-0 with Hild abstaining.

Public hearing concluded at 5:58 pm.

Discussion and consideration was held regarding an Ordinance modifying section 4-3-6-5-2 and section 4-3-6-6-2 of the Pekin Municipal Code to define mini storage and establish within which zoning districts they shall be allowed. Following discussion a motion to approve was made by Ruth and seconded by Wilson. Upon further discussion Ruth amended his motion to stipulate that the minimum setback in the B-3 Zoning District for mini storage facilities should be 50'. Motion seconded by Hild and approved 8-0.

Discussion and consideration was held regarding an Ordinance granting the Administrative approval of handicap accessible decks that encroach into the required front yard setback when meeting certain criteria. It was explained that many times when a handicap deck was needed it was an urgent situation and that requiring the applicant to go through the entire process for approval can take at least 6 weeks or more. The ordinance proposes to allow for administrative approval of handicap decks when meeting certain size requirements and when existing onto a driveway and not into the public right-of-way. Motion to approve by Hild, seconded by Madden, motion carried 8-0.

Discussion and consideration was held regarding an Ordinance to modify section 4-3-6-4-2 and 4-3-6-5-2 of the Pekin Municipal Code to define and establish Video Gaming Parlors as an allowed use when meeting certain criteria. It was explained that the downtown area, which is zoned B-2, was an area that video gaming should be allowed ancillary to restaurants and full service bars/taverns. Gaming parlors would still be allowed in the B-3 district, similar to current practice, but would be more clearly defined. Motion to approve by Wilson, seconded by Ruth

Discussion and consideration was held regarding an Ordinance establishing landscaping requirements for commercial and multifamily projects located within the municipal boundaries of the City of Pekin. It was explained that, although a landscape ordinance would be something nice to have in place, the City did not currently have the staff or expertise to adequately review landscaping plans or to assure compliance. This topic will be further discussed.

There were no other comments.

Meeting adjourned at 6:42 pm.