

Pekin Planning Commission Meeting

Council Chambers

111 South Capitol Street, 2nd Level

April 14, 2021

5:30pm

Present:

Bill Craig, Chair
Donald Hild
Daryl Dagit

James Ruth
Amy Wilson
Kelly Madden

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.

MOTION by Commissioner Ruth to approve the April 14, 2021 agenda seconded by Commissioner Wilson. On roll call vote, Craig, Hild, Dagit, Ruth, Wilson and Madden.

MOTION by Commissioner Wilson to approve the minutes for February 10, 2021. Seconded by Commissioner Ruth. On roll call vote, Craig, Hild, Dagit, Ruth, Wilson and Madden.

Council Action Report:

Site plan for Dustin Maquet for a storage building to be located at the corner of Koch Street and 14th Street was approved by the City Council

Rezoning of property located at 1704 and 1706 Koch Street from County Residential to City of Pekin Single Family Residential was approved.

The public hearing was started at 5:41pm.

There was no one from the public who asked to speak on this case.

Case SU 2021-02

Review and consideration of a special use request to allow for a used automobile sales lot in the B-3 General Business District on property located at 805-811 Derby Street. Mr. Wilson, speaking on his own behalf, stated that he had a used automobile dealership at 1525 S 2nd Street and was looking to sell that and downsize into the Derby Street location. He stated that the property was previously used as an auto-related business and that he was only looking to have no more than 22 vehicles on site. He stated that his hours of operation would be M-F from 9:00 am to 5:00 pm and Saturday from 9:00 am to 3:00 pm. He indicated that no automobile repair or bodywork would be conducted on site. Mr. Charles Rasmussen, who lives at 1215 Janssen Street, appeared and stated that he owned the property adjacent to 805-811 Derby Street and that the previous owner of that property had damaged the retaining wall that divided their properties and he was concerned that Mr. Wilson might do the same. Mr. Wilson

stated that he would use parking blocks to ensure automobiles did not hit the retaining wall and stated he was the only employee and so he would be the one moving vehicles and he ensured Mr. Rasmussen that it would not be an issue. There was no one else present who spoke for or against the requested special use.

Motion by Commissioner Ruth, seconded by Commissioner Wilson, to approve the requested Special Use as presented. Motion carried unanimously.

Public hearing concluded at 5:58 pm.

Discussion was held regarding the creation of a comprehensive landscaping ordinance. Attorney Swise provided the committee with several example ordinances for review. Discussion was held as to the applicability of each ordinance to Pekin and a recommendation was made that Matt Fick and Attorney Swise meet with the City Manager to get his input and to gauge the level of interest the City might have to adopt such an ordinance.

A discussion was held regarding the zoning of storage facilities. Currently mini-storage is considered an allowed use in B-3 zoning based on a legal interpretation of the existing Code, which does not even address mini-storage as a land use. One option discussed was to allow them in Industrial Districts and allowed by Special Use in the B-3 District. Another option would be to allow it only in Industrial Districts and require a Special Use if there are any residences within a certain distance. The Commission recommended Attorney Swise draft a proposed ordinance to address this issue and bring it back to a future meeting.

A discussion was held regarding the handicap ramp approval and permitting process. It was stated that the City frequently receives permit requests for handicap ramps. Often these ramps are attached to the front of the home and extend into the required front yard setback, which causes the applicant to apply for a variance. Other communities grant administrative variances for handicap ramps that exit onto the driveway and not onto a public sidewalk. This approach eliminates the \$85 variance application fee and the 6 – 8 week process it takes to apply for and obtain a variance from the ZBA and City Council. Attorney Swise indicated she would draft an ordinance to address this as well and present it at a future meeting.

There were no other comments.

Meeting adjourned at 7:06 pm.