

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
March 15, 2017
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Chris Deverman
Don Hild, V. Chair

Ron Knautz
Daryl Dagit
Amy Wilson
James Ruth

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 Ron Knautz to approve the March 15th, 2017 Agenda, Seconded by Chris Deverman. On roll call vote, all present voted AYE. Motion approved.

MOTION by Don Hild, Chair to approve the minutes of December 14, 2016, Seconded by Steve Thompson. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

Pekin Planning Commission Recommendations and Hearings: Hearing #12-1905 (January 9, 2017 Council Meeting) – Recommendation to the Pekin City Council to deny the Special Use request for a drive-through located at 1201 Court Street. Hearing #11-1906 (January 9, 2017 Council Meeting) Recommendation to the Pekin City Council to deny the Special Use request for a home occupation of property located at 2001 Tharp.

Application #1: Special Use for Drive-Through for VP Racing Fuel/Pekin Pointe at 900 N. 5th Street

Hearing #1 (03-1907): Special Use Petition for a drive-through of certain property located at 900 N. 5th Street currently zoned as B-3 (General Business District) with a Legal Description of Sec 35 T25N R5W Original Town Lots 1, 2 and 3 (Exc HWY), Block 81 with the following P.I.N.# 04-04-35-301-001

Hearing #1 (03-1907): Open Public Hearing: 5:34pm

Bill Craig, Chair entertained a motion for discussion.

Discussion: 2 conditions for approval of the Special Use for drive-through use at 900 N. 5th Street.

1) Creation of a designated drive lane at entry to drive through with striping to safely direct vehicles into the building.

2) Install caution sign at exit of drive through to protect pedestrians walking in that area.

Close Public Hearing: 5:36pm

Motion made by Daryl Dagit, seconded by Ron Knautz to approve the Special Use Petition for a drive-through located at 900 N. 5th Street. On roll call vote, all present voted Aye. Motion passed.

Application #2: Special Use for Open Front Storage for Big R Store at 3315 Court Street

Hearing #2 (03-1908): Special Use Petition for Open Front Storage of trailers of certain property located at 3315 Court Street currently zoned as B-3 (General Business District) with a Legal Description of Sec 7 T24N Wal-Marts 1st Addition, Lots 1 & 2 (Exc. Tract in SW Corner of Lot 1)NW ¼ 8.48 AC with the following P.I.N.# 11-11-07-107-015

Open Public Hearing: 5:52pm

Bill Craig, Chair entertained a motion for discussion:

Discussion: None

Close Public Hearing: 5:53pm

Motion made by Daryl Dagit to approve the Special Use Petition for Open Front Storage of trailers of certain property located at 3315 Court Street, seconded by Chris Deverman. On roll call vote, All present voted Aye. Motion passed.

No public input

Motion made by Ron Knautz, seconded by Chris Deverman to adjourn. On roll call vote, All present voted Aye. Motion approved. Meeting adjourned at 5:55pm.

Respectfully submitted:

Paula Gensel, Administrative Assistant
