

Pekin Planning Commission Meeting

Council Chambers

111 South Capitol Street, 2nd Level

February 10, 2021

5:30pm

Present:

Bill Craig, Chair
Donald Hild
Daryl Dagit
Tim Bonnette

Chris Deverman
James Ruth
Amy Wilson

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 Dagit to approve the February 10, 2021 agenda seconded by Commissioner Deverman. On roll call vote, Craig, Dagit, Bonnette, Deverman, Ruth and Wilson.

MOTION by Commissioner Deverman to approve the minutes for November 18, 2020. Seconded by Commissioner Dagit. On roll call vote, Craig, Dagit, Bonnette, Deverman, Ruth and Wilson.

Council Action Report:

NuMed, East Peoria, special use permit for an adult cannabis dispensary was approved.

Storage Five Pekin's site plan for climate controlled and mini storage was denied.

The public hearing was started at 5:41pm.

CASE SU 2021-02

Review and consideration of a site plan submitted by Dustin Maquet representing CDO Investments, LLC, for property zoned B-3, General Business District, to be developed for the use of a public/private storage facility. The property is located at the intersection of 14th and Koch Street.

Mr. Dustin Maquet appeared before the Commission via zoom and described his request to construct a 60' x 144' Morton-type building on a 2-acre parcel of vacant ground to be used for public/private storage. He indicated he would be building on the southern portion of the property and leaving the northern half open for future development.

Commissioner Wilson asked about the setback requirements in the B-3 district and if moving the building closer to the lot line would require a variance. It was stated that side yard setbacks were 10' and Mr. Maquet's building was currently 20' from the side yard, so he still had room to move it closer if needed.

Commissioners Dagit and Deverman stated that they felt this was a good fit for the area. Commissioner Deverman also asked if the retention area was sized for the entire parcel or just the developed area. Chairman Craig stated that this was just a preliminary site plan and that final engineered plans would need to be submitted and approved by the City Engineer.

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

Motion by Commissioner Wilson, seconded by Commissioner Dagit, to approve the request site plan as presented. Motion carried unanimously.

CASE RZ 2021-01

Review and consideration of a rezoning request submitted by Anthony LaHood for properties zoned R-1 Low Density Residential, located outside the boundaries of the City of Pekin and proposed for annexation, to be zoned B-3 General Business District. Said properties being located at 1704 and 1706 Karo Street, Tazewell County.

Community Development Director Fick stated that 1704 and 1706 Karo Street, which are not currently in the City of Pekin municipal boundaries, were owned and used by the previous owners of Cranwell's Drive Inn for the storage of items related to the operation of their business. Mr. LaHood, the new owner of Cranwell's and the Karo Street properties, is looking to connect the structures, continue using them for storage and private office space, and have them annexed into the City. The restaurant is located directly east of these properties at 1713 S. 2nd Street and currently zoned B-3, General Business.

Commissioner Ruth asked if the neighbors had been notified of the proposed annexation. Community Development Director Fick responded that they had. Commissioner Ruth stated that he'd been contacted by a few of them who expressed concerns over the property being zoned commercial and that it opened the door for other potential uses that might not be compatible with the residential character of the neighborhood.

Mr. LaHood stated that nothing would be changed, the building would remain the same and the use(s) would also remain the same.

Commissioner Wilson asked if the breezeway proposed to connect the structures could be given a special use so that the zoning would remain residential.

Attorney Swise explained that due to the annexation a City zoning classification would need to be recommended by the Commission, but they could recommend something less intense than commercial if so desired. Mr. LaHood would still be allowed to use the building for storage and an office as it would be considered grandfathered but he would not be able to expand it or use it for anything other than residential if the use were ever to change.

Commissioner Dagit questioned whether or not the properties being annexed were on septic and if not, would they be required to connect. Attorney Swise indicated that was a decision for the Council to make and not the Planning Commission.

Commissioner Bonnette asked if the building would need to be brought up to City building code once annexed. It was determined that the building could remain as-is unless Mr. LaHood tried to add on or change the use.

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

Motion by Commissioner Wilson, seconded by Commissioner Dagit, to approve the requested annexation and have the property brought into the City as Single Family Residential. Motion carried.

Public hearing concluded at 6:10 pm.

Attorney Swise mentioned that Council wanted her to look at the City code and make any modifications necessary to address mini storage and list it as a special use as opposed to being an allowed use. It was also clarified that Ms. Swise would research and bring forward a few landscaping ordinances from other communities for the Commission to review at a future meeting.

There were no other comments.

Meeting adjourned at 6:58.