

Pekin Planning Commission Meeting

Council Chambers

111 South Capitol Street, 2nd Level

November 18 , 2020

5:30pm

Present:

Bill Craig, Chair
Donald Hild
Daryl Dagit
Tim Bonnette

Chris Deverman
James Ruth
Steve Thompson
Amy Wilson (Late Arrival)

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared. Staff present: Matt Fick, Economic Development Director and David Bess, Community Development Block Grant Manager.

MOTION by Commissioner Deverman to approve the October 14, 2020 agenda with corrections for removal of Case SU-05. Matt Fick opined that approved agenda should reflect minutes vote on the approval of minutes from September 9, 2020 rather than August 12, 2020. Seconded by Commissioner Bonnette. On roll call vote, Craig, Hild, Dagit, Bonnette, Deverman and Thompson voted AYE. Ruth Abstained. Motion approved.

MOTION by Commissioner Thompson to approve the minutes for September 9, 2020. Seconded by Commissioner Dagit. On roll call vote, Craig, Hild, Deverman, Bonnette, Dagit and Thompson voted AYE. Ruth Abstained. Motion approved.

Council Action Report:

Chairman Craig indicated he did not have a council action report and requested information from Matt Fick. Matt Fick indicated that special use occurred but Chairman Craig disagreed and explained that the special use and site plan must be submitted at the same time.

Commissioner Deverman inquired if the drive-through liquor store had been approved. Matt Fick indicated the review is still in progress and the project is going through the liquor commission and will be presented to the City Council during the next meeting.

Matt Fick noted that Joshua Herman of Miller, Halls and Trigg was on the line.

The public hearing was started at 5:39pm.

CASE CA 2020-01 (Continued)

Consideration of an ordinance amending Title 9, Chapter 10 of the City Code regarding off-premises signs.

Matt Fick provided a summary of the proposed ordinance.

Matt Fick provided an opportunity for Joshua Herman to add to his summary.

Chairman Craig provided an opportunity for Joshua Herman to add to Matt Fick's summary. Joshua Herman indicated he did not have anything to add to the summary.

Chairman Craig closed the hearing at 5:41pm and asked for a motion for discussion.

Commissioner Bonnette made a motion for discussion, seconded by Commissioner Ruth.

Commissioner Deverman inquired regarding the locations of the existing billboards and the zoning of those signs. Matt Fick explained that he is unsure of the zoning, however, it is believed that there are approximately ten (10) billboards within the city, some of which are located in the industrial areas on South 2nd.

Chairman Craig asked if Commissioner Deverman had any additional questions.

Commissioner Deverman voiced concern on placement of large signs blocking the view of certain commercial properties, such as properties located on Court Street.

Chairman Craig asked for feedback regarding the concept of allowing billboards to be swapped for new billboards upon the removal of an existing billboard.

Commissioner Deverman provided feedback on the topic of billboard swapping.

Commissioner Deverman made a motion to approve with amendments that specify the billboard owners may swap billboards assuming requirements are met as discussed. Motion seconded by Commissioner Thompson.

Commissioner Bonnette voiced concerns with large billboards blocking smaller signs for the businesses near billboard sites.

Chairman Craig noted that public hearings or permit would be required prior to a change in billboard.

A member of the public requested an increase in volume; Matt Fick noted additional microphones were being set up.

Matt Fick noted that the current ordinance proposed would require a special use permit for a change in billboard placement. However, the commissioner does have the opportunity to modify the ordinance to include additional requirements.

Chairman Craig explained that the current motion could be withdrawn to exclude the provisions discussed regarding billboard swapping.

Commissioner Deverman withdrew his motion that includes swapping of billboard provisions.

Commissioner Thompson withdrew his seconding motion.

Chairman Craig suggested that, if the commission would prefer to accept the ordinance as written as opposed to including modifications regarding billboard swapping provisions, then a motion could be made to adopt as written.

Commissioner Deverman noted that the original motion was to include adopt as written.

Chairman Craig confirmed that that original motion is then still on the floor.

Chairman Craig called for questions regarding the matter. No questions.

On a roll call vote, Craig, Hild, Deverman, Bonnette, Dagit and Thompson voted AYE. Motion approved.

Case SU-04

A Street Vacation Request submitted by St. Joseph's Catholic Church, located at 303 S. 7th Street.

Chairman Craig recused himself in vote and attendance from this portion of the meeting.

Commissioner Hild took position as chair in the absence of Chairman Craig.

Commissioner Hild summarized request.

Matt Fick noted that he believes the special use had already been approved by the City Council which leaves the site plans and vacation request for consideration.

Commissioner Hild opened the public hearing at 5:48pm.

Commissioner Hild called for questions regarding the matter.

Bill Craig, member of the requesting entity provided a summary of the request and invited questions.

Sam Lahood provided additional statements regarding the parking lot size.

Commissioner Hild asked several questions which were responded to by Sam Lahood and Bill Craig.

Commissioner Hild called for questions regarding the matter. No questions.

Commissioner Hild closed the hearing at 5:56pm and asked for a motion for discussion.

Commissioner Thompson motion for discussion, seconded by Commissioner Ruth.

Commissioner Bonnette asked several questions which were answered by Bill Craig.

Commissioner Hild called for questions regarding the matter. No questions.

Commissioner Hild called for a vote.

On a roll call vote, Hild, Deverman, Bonnete, Wilson, Dagit, Ruth and Thompson voted AYE. Motion approved.

Bill Craig resumed place as Chair.

Case SU-06

A Special Use Petition submitted by Unique Homes, Inc. for the expansion of an existing assisted living and specialized memory care facility, known as The Villas of Holly Brook, in the RM-2, Multi-Family Residential District located at 2720 S. 14th Street.

Chairman Craig summarized request.

Matt Fick added that Chad Phillips representing Unique Homes, Inc. as the petitioner is on the line.

Chairman Craig requested that Chad Phillips provide a summary of the request.

Commissioner Hild inquired regarding the placement and connection of the building.

Chad Phillips provided a response affirming that the addition will be attached.

Chairman Craig called for questions from the public regarding the matter.

A member of the public asked for the measurement of the new addition.

Chairman Craig asked for name of the speaker.

Individual responded indicating their name as Bill Pruitt and caller noted that they were associated with the Pekin Villas Homeowner's Association.

Chairman Craig confirmed the question of the caller to which Chad Phillips affirmed.

A member of the public asked if the addition will be one or two stories.

Chad Phillips indicated the addition will be one story.

Louis Steger, a member of the public, questioned if there would be sufficient access for fire department.

A member of the Pekin Villas Homeowner's Association provided concerns pertaining to the lack of privacy if the addition is too close to the property line and inquired if there will be a privacy fence.

Chairman Craig inquired regarding the setback distance. Chad Phillips referred the question to Sam Lahood.

Sam Lahood explained that he can provide an answer in a few minutes while he researches the matter.

Discussion occurred between multiple members regarding setback distances and fire department access.

Louis Steger inquired if the building is at full capacity and questioned if the addition is really needed.

Chad Phillips responded that the current building is at full capacity.

Louis Steger stated that the area overall has excess capacity.

Chairman Craig noted that capacity is not the question brought before the body and the viability of any project is not their concern.

A member of the Pekin Villas Homeowner's Association questioned the entire green space would be taken by the building. Chairman Craig explained that Sam Lahood is currently reviewing the plans to answer that question.

Sam Lahood stated that the setback is a little over 36 feet.

Chairman Craig clarified for the Pekin Villas Homeowner's Association that there would be a 36 foot distance from the property line.

A member of the Pekin Villas Homeowner's Association questioned if the entire green space from the North to the South would be utilized for the new addition.

Commissioner Hild noted that about three-fourths of the space from the North to the South will be taken leaving green space on the South end.

Louis Steger inquired if it will be a single row or two rows of apartments.

Chad Phillips requested clarification.

Louis Steger clarified that his question is asking if the addition will have apartments on both the East side and West side.

Chad Phillips described that there will be apartments on both East and West sides.

An individual with Louis Steger inquired regarding the placement of the addition.

Chad Phillips explained there would be a courtyard between the existing exterior-facing units and the addition.

A member of the Pekin Villas Homeowner's Association inquired if there will be patios facing the East side of the new addition.

Chad Phillips stated there would be patios facing the East side.

An individual with Louis Steger inquired regarding the connection to the existing building.

Chad Phillips described the method of hallway placement to connect to the addition as well as information pertaining to the sidewalks and roadways through the courtyards.

Commissioner Craig called for questions regarding the matter. No questions.

Commissioner Craig closed the hearing at 6:18pm and asked for a motion for discussion.

Motion for discussion by Commissioner Ruth, seconded by Commissioner Deverman.

Commissioner Ruth requested clarification as to whether the fire department had reviewed the plans.

Matt Fick indicated he was unsure of the status of the fire department review and asked Chad Phillips for comment.

Chad Phillips indicated that the fire department had no concerns with the proposed access and have requested inspections of interior fire safety plans. Chad noted that he received an e-mail from the City's

third-party inspector requesting additional documentation and the next step for them involved inspections by the health department.

Commissioner Craig called for questions regarding the matter. No questions.

Commissioner Craig called for vote. On a roll call vote, Craig, Hild, Deverman, Bonnette, Wilson, Dagit, Ruth and Thompson voted AYE. Motion approved.

Commissioner Craig called for any other public input.

Chad Phillips thanked the commission. No other input.

Commissioner Craig opened roundtable discussion.

Commissioner Bonnette made comments and discussion occurred regarding mechanic shop located on 2nd Street.

Chairman Craig noted concerns and discussion occurred regarding U-Hauls being located at a gas station on Parkway and Court Street. Additionally, piles of dirt were discussed at a vacant lot across the street from the aforementioned gas station.

Matt Fick suggested the next meeting be informational and provided a brief summary of ongoing topics such as the BDD.

Chairman Craig noted the commission is short on members and asked members to recommend individuals to join by providing the name of the individual to either Sue McMillan or Matt Fick. Chairman Craig noted some upcoming temporary absences will reduce the membership further for a time.

Chairman Craig adjourned the meeting.