



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
Monday, August 07, 2023

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- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m. Motion made by Myers, seconded by McKibben. **"I move to appoint Dennis Swinton as acting Pro Tem Chair."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0.
- II. **ROLL CALL:** Present were Commissioners Swinton, McNeilly, Colwill, Myers and McKibben. Absent: Wolter and McLachlan. There was a quorum of 5 present. Also present were Michelle Knight and Michelle Pease.
- III. **APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by Myers, **"I move the minutes of the July 3, 2023 Planning and Zoning Commission meeting as presented be approved."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS:**

1. **PZC-04-23 Petition of Central Bank Illinois for a proposed preliminary and final plat of subdivision for the property located at 340 and 400 May Mart Drive, parcel numbers 24-24-127-053 and 24-24-127-057.** Pease stated that a notice was published in the paper and mailed to property owners. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for Central Bank Illinois for the property located at 340 and 400 May Mart Drive."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0. Central Bank Illinois has petitioned to subdivide the property located at 340 May Mart Drive and 400 May Mart Drive, Parcels 24-24-127-053 and 24-24-127-057. The properties are zoned B2 Commercial Highway and total approximately 1.394 acres. The purpose of subdividing is to combine the Central Bank parcel (#24-24-127-053) with the parking lot portion of the radio station parcel (#24-24-127-057) into one lot. The radio station does not have a need for the entire parking lot and does not want to bear the cost of the needed repairs. Central Bank currently utilizes the radio stations parking lot. Survey-Tech developed a preliminary and final plat of subdivision on behalf of Central Bank Illinois for a one lot subdivision with easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. Staff is presenting the preliminary and final plat of subdivision subject to final City staff review and comments. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer. Jeff Glen with Central Bank was present to answer any questions. Brenna Francisko with Eastern Iowa Grain Inspection, a neighboring property, attended via phone. Motion made by Myers, seconded by Colwill, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?

Yes: 5 No:

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a subdivision. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a subdivision. Each question should state an answer and give an explanation. If the answer to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed subdivision detrimental or dangerous to public health?
Yes: _____ No: 5
3. Will the proposed subdivision impair property value in the neighborhood?
Yes: _____ No: 5
4. Will the proposed subdivision impede the normal development of the surrounding properties?
Yes: _____ No: 5
5. Will the proposed subdivision:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: _____ No: 5

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that: the Petitioner be granted a subdivision for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Subject to final City staff review and comments of preliminary and final plats
2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

Motion made by Myers, seconded by McKibben, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed preliminary and final plat of subdivision for Central Bank Illinois for the property located at 340 and 400 May Mart Drive, based on the report of findings.”** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None.
Motion carried 5-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Myers, seconded by Colwill, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of August 7, 2023.”** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Motion carried 5-0. The Planning and Zoning Commission adjourned at 6:11 p.m.

Michelle Knight
City of Rochelle