

Planning and Zoning Commission Minutes

VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 8, 2011

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Bill Gordon at 7:00 PM Tuesday, February 8, 2011 at the North Pekin Village Hall. There was an agenda for this meeting.

Present: Bill Gordon, Mike Johnson, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons.

Absent: None

Also present: Steve Flowers, Suzan Tisdale, Frank Shanklin, Barb Kaiser, and Shirley Garrison, all Village residents.

AUDIENCE PARTICIPATION: None.

NORMAL BUSINESS:

Minutes of the January 11, 2011 Commission meeting were approved as written, 5-0.

HOUSEKEEPING ITEMS: Bill Gordon noted that all Commission members were given a sheet titled "Ordinance Violation Procedures" that the members should study for future discussion. This guideline was provided by Steve Flowers, Village President.

REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:

Permits issued since last report: None

Mike did note, however, that three Building Permits have expired, for which the proposed work is not complete. The permit numbers are #1204, #1255, and #1259. Mike will forward this information to proper Village authorities for further action. Mike also noted that the annual renewal fee of \$25.00 has recently been paid by the new owner of a Special Use Permit that was granted in 2010 for additional communication use of the tower at 500 S. Main St. This annual renewal fee should have been paid earlier, but the recent change in ownership of the permit caused the delay.

NEW BUSINESS:

Mike Johnson provided each Commission member a sample copy of Pekin's current ordinance regulating "Home Occupations". North Pekin is planning to adopt a similar ordinance to separate regulation of said Home Occupation owners from Special Use Permit owners. Commission members discussed at length what features of the Pekin ordinance should be used for North Pekin. When all issues seemed to be resolved, Bill Gordon volunteered to craft a proposed version of "Home Occupation" to be discussed at the next Commission meeting.

Another lengthy discussion followed about whether Village owners of Special Use Permits should or should not be allowed to have signs advertising their business. No agreement could be reached. President Flowers agreed to bring documentation about how the current Special Use regulation was arrived at, and bring that information to the next Commission meeting for further discussion. Ken Simmons stated that he knows of one instance of what appears to be a business being run in the Village, and

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that the owner has signs located on Village right-of-way advertising the business.

OLD BUSINESS:

A topic that one Commission member wanted to discuss was not on the agenda for this meeting. The topic is that of regulating structures such as car ports within the Village, and will be discussed at a future meeting.

MORE AUDIENCE PARTICIPATION:

Mike Johnson wants the minutes to commend Village employees Frank Hardy, Bill McFeeters, and Russ Pierce for doing such a good job of snow removal during and after the recent blizzard. So noted.

Steve Flowers made a comment or two about some issues in the Home Occupation discussions that are to follow, hoping to help our thought processes.

Suzan Tisdale requested clarification of a point that was discussed in the Home Occupation portion of tonight's meeting.

The next regularly scheduled meeting of this Commission will be Tuesday, March 8, 2011. Adjournment of this meeting was at 8:10 PM.

Respectfully submitted,

Richard Moon, Secretary

Bill Gordon	<u> OK </u>	Planning and Zoning Chairman
Mike Johnson	<u> OK </u>	Zoning Officer
Bill Martin	<u> OK </u>	
Richard Moon	<u> OK </u>	
Sharon Rast	<u> OK </u>	
Ken Simmons	<u> OK </u>	