

On Thursday, May 16, 2019, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Rene Morris, Doug Freed, Aurelio Gallardo, Eric Larson, Dick Linville and Steve Munson. Absent: Jamie Schwingle.

Also present were: Planner Dustin Wolff with associate Brian Carranza from Mead & Hunt, Building and Zoning Superintendent Amanda Schmidt, City Attorney Matt Cole, City Manager Scott Shumard, Alderman Retha Elston and Assistant City Clerk Monique Castillo.

Munson made a motion to approve the minutes of March 21, 2019 as presented. The motion was seconded by Linville. Voting – Ayes: Morris, Freed, Gallardo, Larson, Linville and Munson. Nays: None. Motion carried.

Chair Morris opened a Public Hearing at 7:02 p.m. to hear the Sterling Schools Foundation request to re-zone the property at 1701 6<sup>th</sup> Avenue, Sterling, from a SR-4 to a SR-4/PIO Overlay district.

Skip McCloud, McCloud & Associates, provided each commissioner with a packet that provided the proposed site layout and building renderings for this project from McCloud and the Sterling Schools Foundation.

Jim Spencer, Sterling Schools Foundation Director, expressed his excitement and hopes the neighbors will appreciate the enhancement this new office building will bring to the neighborhood. Spencer noted this is a great location, for donors, staff and students. Spencer also mentioned this opportunity could not have come at a more convenient time as their current facility may be looking at new ownership.

Wolff noted plans must retain residential harmony and meet the guidelines, which they do. As such, he and city staff recommend approval of this project.

Chair Morris noted publications were made, fees were paid, notification requirements were met, signage notifying the public of the hearing was placed at the site for at least two weeks, there were no written comments received.

Thomas Brackemeyer, 1512 5<sup>th</sup> Avenue, welcomed his new neighbors but expressed his concern about the cost of this project. Brackemeyer feels there is another project that should have a higher priority, than a new building, for the welfare of the citizens. Brackemeyer stated he walks the neighborhood daily and the sidewalk on East LeFevre Road between 4<sup>th</sup> and 6<sup>th</sup> Avenue is in dire need of repair. He has raised his concern about this section of the sidewalk with officials from both City Hall and Sterling Schools

yet both parties have stated the other is responsible. Brackemeyer noted whomever is responsible both parties should get together to repair this section of the sidewalk for the safety of the students and residents that walk that section daily.

Dora Brooks, 506 East Miller Road, Sterling, is the resident just west of where the new office building will be constructed. Her concern is the traffic. She already has a difficult time with busses blocking her driveway. She also noted she was never informed this project was going to happen. As an avid supporter of Sterling Schools, she would have considered selling her property for the betterment of the community and the Sterling Schools Foundation.

There was further discussion regarding the lighting and the anticipated time frame to complete this project.

Schmidt noted lighting issues will be addressed in the entire building permit package. Wolff noted that lighting is very constricted in the current code and will be managed accordingly. Matthew Hicks, SHS Shop Instructor, noted the project should take no longer than 1 school year.

Wolff also mentioned with regard to Mrs. Brooks' statement, notifying the neighboring residents is not relevant to this matter.

Larson noted while traffic in this area is terrible, it will not change regardless if this project is approved or denied.

Chair Morris closed the Public Hearing at 7:30 p.m.

Linville made a motion to approve the request from Sterling Schools Foundation and recommend to City Council to rezone the property at 1701 6<sup>th</sup> Avenue from SR-4 to SR-4/PIO. The motion was seconded by Larson. Voting: Ayes – Freed, Gallardo, Larson, Linville, Munson and Morris. Nays – None. Motion carried.

The Planners from Mead and Hunt led discussion on the Comprehensive Plan Update. They reviewed 1) Key Themes: Population Growth, Diversity, Employment and Education; 2) Land Use: Plan Guide, Community Introduction, Planning Element, Vision for 2040 Industrious, Inspired, Illinois and Specific Plan areas; and 3) Public Involvement Process Discussion.

The next Plan Commission meeting will be June 20, 2019.

With no further business to discuss, the meeting was adjourned at 8:12 p.m.

Monique Castillo, Assistant City Clerk