

On Thursday, February 21, 2019, at 7:00 p.m., Chair Rene Morris called a regular meeting of the Plan Commission to order. Roll Call. Present: Doug Freed, Aurelio Gallardo, Eric Larson, Richard Linville, and Steve Munson. Absent: Jamie Schwingle.

Also present were City Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, City Attorney Rob LeSage, City Manager Scott Shumard, and City Clerk Marie Rombouts.

Doug Freed made a motion to approve the minutes of January 17, 2019, as presented; seconded by Richard Linville. Voting: Ayes – Freed, Gallardo, Larson, Linville, Munson, and Chair Morris. Nays - None. Motion carried.

Superintendent Schmidt reported the Council approved annexations for Sterling Industrial Development Commission and Sterling Park District. Letters of objection were sent to the county regarding the solar farm at 582 Stouffer Road and rezoning for a special event facility at 12717 Lawrence Road.

Chair Morris opened discussion for the petition from Halo at 1500 Halo Way to vacate West 13h Street and aggregate lots to current holdings.

Scott Winter of Winter Construction represented Halo, explaining their desire to vacate West 13th Street and a portion of Commerce Drive. With the street vacation, property would be aggregated to one lot where Halo is currently located.

Planner Wolff explained that a new street would be dedicated for access. Utilities will be relocated and right-of-way will be dedicated. A small parcel of land will be left that Sterling Industrial Development Commission may use for parking.

Superintendent Schmidt stated the street vacation is conditional on relocating utilities, dedicating a future right-of-way, and construction of the new street.

Dick Linville made a motion to recommend acceptance of the re-plat of Lots 19 and 20 in the Meadowlands Business Park and the vacation of the identified portion of West 13th Street and Commerce Drive, conditioned upon:

- Relocation of all utilities located in the identified 13th Street right-of-way, impacted by vacation
- Construction of a new roadway, to replace the to be vacated West 13th Street, dedicated and accepted by the City
- Connection of new Lot 102 to Parcel 11-20-101-007

The motion was seconded by Eric Larson. Voting: Ayes – Freed, Gallardo, Larson, Linville, Munson and Chair Morris. Nays – None. Motion carried.

Chair Morris opened discussion for the petition from United Craftsman for a subdivision and zoning of LM (Light Manufacturing) for property adjacent to their current property at 1500 West Fourth Street.

Planner Wolff explained this lot would need to be rezoned because it was incorrectly zoned during the rezoning process a few years ago. This would add .38 acres to the United Craftsman lot. With this transfer of property, Engel Electric will still comply with the minimum of 3.5 acres for property zoned LM. United Craftsman will remain as a legal, non-conforming use. United Craftsman must also dedicate right-of-way for Dillon Avenue.

Steve Munson made a motion to recommend acceptance of the proposed re-plat of Parcel 11-20-327-023 and 11-20-327-026, conditioned upon providing a right-of-way dedication of 25 feet to the centerline of Dillon Avenue; seconded by Doug Freed. Voting: Ayes – Freed, Gallardo, Larson, Linville, Munson and Chair Morris. Nays – None. Motion carried.

Planner Wolff opened discussion on the Comprehensive Plan Update. It was last updated in 2004/2005. Wolff will provide questionnaires next month for Plan Commission and City Council. He asked Commissioners to drive through the City and think about what you would like to see. Wolff plans to use comparable communities, such as Rock Falls, Dixon, Freeport, Rochelle, and Streator. The updated plan will be more user friendly with graphics. It will contain socio-economic statistics, determine housing needs, review housing, and economic development. Wolff wants community input. His office will do a data catch for comparisons.

Work on the Comprehensive Plan will continue over the next year.

With no further business to discuss, the meeting was adjourned at 8:20 pm.

Marie Rombouts
City Clerk