

## City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday December 13, 2016 5:30 P.M. in the City Hall Council Chambers

**Members Present:**

Chairman Mark Herman, Roger Cain, Jeff Hallock, Craig Carpenter, Rick Ryland, Commissioner Kurt Wilson and Karly Spell.

**Absent:** Joe Ebens

**Also, Present:** Mayor Ken Williams, Attorney Paul Chadwick, and City Clerk Charlene Ruthe.

Mark Herman, Chairman was present however; he had to leave early. So, Committee member Jeff Hallock started the meeting and turned the Public Hearing over to City Attorney Paul Chadwick.

The goal of the Public Hearing is to ensure that those who are potentially impacted by the proposed creation of a Riverfront Zoning District are afforded a reasonable opportunity to be heard before the Plan Commission considers its recommendation. Attorney Chadwick went over the grounds rules for a Public Hearing.

1. All that would like the opportunity to speak for or against must first be sworn in and sign the witness sheet.
2. The Clerk will prove proof that notice was given to the proposed area.
3. Kon Savoy of Teska & Assoc. will be the first witness, and will present general information concerning the proposed creation of the Riverfront District.
4. After Mr. Savoy, has offered evidence, there will be a brief period in which any registered witnesses may ask questions of Mr. Savoy.
5. Witnesses will be called in the order they appear on the signup sheet.
6. The witness will state his/her name and address. Mayor Williams will check to determine whether the witness owns property in the proposed area. Each witness will be allotted up to three minutes.
7. After all witnesses, have given their testimony, each witness shall have a one minute rebuttal time to add any additional evidence or testimony.
8. The hearing officer reserves the right to limit redundant evidence or testimony.
9. After all rebuttal, has occurred, the public hearing will be closed, and the committee will commence discussion of their recommendation.

City Clerk, Charlene Ruthe, provided Attorney Paul Chadwick with the proof that the notices were duly given per requirement of the law. These will be considered Exhibit number one (1).

Kon Savoy, of Teska & Assoc., announced that the proposed Riverfront Zoning District is a considered area of the updated Comprehensive Plan that was passed by the City

Council this year. He presented the established Riverfront Zoning Ordinance, which will be considered Exhibit two (2). This will also be on file at City Hall and on the City Website. The recommendation is to attract new businesses, art, tourism, and recreation for the riverfront. The change in zoning is also because some uses were not allowed under the current zoning regulations and the area has multi zoning districts right now. Existing use for the properties in the proposed district will continue to be grandfathered in.

Attorney Paul Chadwick swore in the witnesses.

**Jan Prose, 305 S 1<sup>st</sup> Street:** asked about eminent domain. Kon Savoy, of Teska said that eminent domain is always a last resort. Mayor Williams said the City has absolutely no plans to pursue eminent domain proceedings. Ms. Prose also asked about higher taxes? Kon Savoy indicated that if the proposed area takes off the EAV of the properties in riverfront zoning may go up.

**Gene Moring & Sally Moring, 309 S 1<sup>st</sup> Street:** Will there be a proposed Riverwalk path? Kon Savoy answered: Possibly if owner wants to sell or an easement would be granted. Further question: Sandsucker Park is it in the proposed district? Kon Savoy answered: No, not now could possibly expand later. Further question: Why was the Ogle County Sheriff Department allowed to build in the proposed are? Mayor Ken Williams answered: This happened with past administration. What will this do for the City? His opinion is that the city is dying. Mayor Ken Williams answered: This will help future growth for businesses, recreation, and tourism. Further question: What about the Islands that were donated to the City? Mayor Ken Williams answered: Not in the proposed area now. Could possibly be included once things get developed.

**Philip Kilkas of Dayton Superior, 402 S 1<sup>st</sup> Street:** Would the business be able to continue operation in the riverfront district if sold to a new company? I'm here for our existing employees. They were concerned about their jobs. Kon Savoy answered: Yes, it would be grandfathered in.

**Sandy Arneson, 101 W Washington Apts.:** I have a two-unit apartment building would this be grandfathered in? Kon Savoy answered: Yes.

**Chad Trampel, 14 Adams Street:** Why is my property not included in the proposed district. Kon Savoy answered: Currently not in proposed area since it's a residence. However, could be added in the future.

**Steve Rypkema of Ogle County Solid Waste:** He is in favor of the change. It's a positive change for the city.

Jeff Hallock moved to close the Public Hearing, seconded by Rick Ryland.

Motion carried. No Nays.

Roger Cain feels the City is moving in the right direction and things are getting done.

Rick Ryland moved to recommend to the City Council the proposed Riverfront Zoning Ordinance, Seconded by Kurt Wilson.

Motion carried. No Nays.

The recommendation will be a first read at next week's City Council meeting.

Craig Carpenter moved to approve the November 15, 2016 minutes, Seconded by Karly Spell.

Motion carried. No Nays.

Otto Dick, a resident of Oregon, would like to thank this committee for all their efforts.

The house numbering is tabled until more information is available from Chief DeHaan

Karly Spell moved to adjourn the meeting, Seconded by Kurt Wilson.

Motion carried. No Nays.

Adjourn: 6:40 PM

Charlene Ruthe, Secretary