

Planning Commission Meeting

The Planning Commission of the City of Oregon met Tuesday November 19, 2013, 6:00 P.M. in the City Hall Council Chambers.

Present: Amy Trimble Chairman
Mike Bowers
Joe Ebens
Mark Herman
Tom Miller
Rich Rhoads
Attorney Paul Chadwick
Absent: Jerry Hinrichs and Rob Zimmerman

Chairman Amy Trimble called the meeting to order.

Rich Rhoads moved to approve the October 15, 2013 minutes, Seconded by Mark Herman.

Motion carried. No Nays.

The Committee discussed the Riverfront Zoning Ordinance. Amy had a few suggested changes. Casper Manheim, the City Building Inspector, asked what happens to the non-conforming properties. They would be grandfathered. The Committee discussed the pros and cons of having a public hearing next month. Commissioner Ken Williams was in attendance and suggested that the Ordinance pass by a super majority. Commissioner Tom Miller was not in favor of that idea. Attorney Paul Chadwick suggested having the Illinois Municipal League review the Ordinance once all the changes are made before setting a public hearing. The City Clerk will make the changes to the document and send to Attorney Paul Chadwick in the morning. During the discussion Building Inspector, Casper Manheim brought in plans for the proposed Ogle County Administrative Building to be built at 1st and Jefferson Street; which is currently owned by the County. This property is in the proposed area of the Riverfront Zoning.

Amy Trimble moved to set a Public Hearing for December 16, 2013 at 6:00 PM for the Riverwalk Zoning Ordinance, contingent that it's reviewed by Illinois Municipal League and the time period for publication in the newspaper can be met, Seconded by Mark Herman.

Motion: Ayes: Ebens, Herman, and Trimble. Nays: Bowers, Miller, and Rhoads. Tie vote.

It was suggested since Amy is the Chairman of the Commission she should have the final say on what's on the Agenda. She would like to move forward and have the Public Hearing set for December 16th.

An Ordinance amending the fee for a variance application was discussed. Casper Manheim, Building Inspector, informed the Commission that the current fee for all variances is \$25.00. He is suggesting that Residential and Commercial have different fee schedules. The Commissioner of Public Health & Safety along with himself would set the variance fee depending on the complexity of the application. Amy asked how they came up with the fees that they did. He has checked with other communities and the fee will be determined upon the expected complexity of the proposed application. The applicant will get an explanation as to how they came up with the fee.

Commissioner Tom Miller moved to recommend to the City Council Ordinance 2013-110 to amend Section 7-176 Application for Variance fee schedule, Seconded by Rich Rhoads.

Motion Carried.

Amy Trimble moved to adjourn the meeting, Seconded by Mark Herman.

Motion carried. No Nays.

Adjourn: 6:38 pm

Charlene Ruthe, Secretary