

Planning Commission Meeting

The Planning Commission of the City of Oregon met Tuesday February 15, 2011, 6:00 P.M. in the City Hall Council Chambers.

Present: Amy Trimble Chairman
Mike Bowers
Dale Geyer
Jerry Hinrichs
Tom Miller
Rich Rhoads

Absent: Joe Ebens
Mark Herman

Amy Trimble called the meeting to order.

Rich Rhoads moved to approve the October 19, 2010 minutes, Seconded by Jerry Hinrichs.

Motion carried. No Nays.

Raymond and Annette Smith have applied for a Special Use Permit to have an apartment in the rear of their commercial building located at 116 N 3rd Street. Commercial zoning requires that the following:

1. The dwelling space must be at least 700 sq. feet.
2. The dwelling space must be located at the rear of the building.
3. The dwelling space shall be the building owner's residence or immediate family. A solid door would need to be placed between the apartment and business.
4. The special use is transferable to subsequent owners of the subject property.

After discussion from the members, it was determined that if it went to public hearing it would be voted down. Amy expressed that they could proceed and spend the money on public notices, but it would probably get voted down.

Judy Knilans was present to discuss re subdividing her property located on North River Road. The property is within a mile and a half of the city limits. She wants to divide two lots into five. A letter was sent to Michael Reibel, Ogle County Planning and Zoning, December 17, 2010, stating that the City is not in favor of this project. The reasons were no flag lots allowed, minimum width of the access shall be no less than twenty feet, and the cost for infrastructure would not be cost effective for five lots. After discussion from the members they still stand on what was written in December.

Mike Bowers has a list of changes that he would like to see done to the subdivision ordinance. Nothing was voted on could possibly have additional requests.

The Settler's Ridge Subdivision has been referred to the TAC Committee.

Amy Trimble moved to adjourn the meeting, Seconded by Jerry Hinrichs.

Motion carried. No Nays.

Adjourn: 6:55 P.M

Amy Trimble, Chairman

Charlene Ruthe, Secretary