

Planning Commission Meeting
Tuesday October 20, 2009 6:00 P.M.
City Hall Council Chambers

The Planning Commission of the City of Oregon met Tuesday October 20, 2009, 6:00 P.M. in the City Hall Council Chambers.

Present: Amy Trimble Chairman
Mike Bowers
Joe Ebens
Jerry Hinrichs
Tom Miller
Absent: Mark Herman
Rich Rhoads

Amy Trimble called the meeting to order.

Jerry Hinrichs moved to approve the August 18, 2009 minutes, Seconded by Joe Ebens.

Motion carried. No Nays.

Wayne Compton, who owns the property at 1010 S 2nd Street, would like to replace the steps going into the front door. It would be closer to the lot line than what is required. The committee felt that the property is grandfathered in and that he has the go ahead once Casper gets the permit ready.

Mr. and Mrs. Peterson were present and had a drawing of what the new home will look like. They have an affidavit from Otto Dick, who represents the Cemetery adjoining their property. The committee would like to know what Otto's position is on the Cemetery Board. A motion was made by Amy Trimble to set a public hearing in November, but the Petersons will not be present so a second motion was made.

Amy Trimble moved to set a public hearing December 15, 2009 at 6:00 P.M. for a variance submitted by Howard Peterson to building a home at 200 Monroe Street closer than the required lot line requirements, Seconded by Mike Bowers.

Motion carried. No Nays.

Casper Manheim has come up with a definition for the lots along Route 2 that are considered not build able. Jerry Hinrichs moved to recommend to the City Council the new definition for R-1 Restricted zoning, Seconded by Mike Bowers.

Motion carried. No Nays.

The Commercial Highway District zoning ordinance was discussed. The area of this zoning needs to be more defined. The committee discussed what areas should be in this zoning. Amy asked Charlene if she would check with the City Attorney to see if a public hearing is required since we would be affecting the current zoning ordinance in place.

The Committee reviewed information forwarded by Ogle County Planning Zoning for a request from William Nordman who resides at 1431 E IL Route 64. Because this is within the mile and half of the city limits. It's a variance to allow an addition to an agricultural building to be constructed 11' from the rear lot line in lieu of 25' as required. The opinion was that with future development in the area that he should comply with the current setbacks required by the County or add the addition to the front of the building. Jerry Hinrichs made a motion for a letter to be sent stating this information, Seconded by Tom Miller.

Motion carried. No Nays

Jerry Hinrichs moved to adjourn the meeting, Seconded by Tom Miller.

Motion carried. No Nays.

Adjourn: 6:25 P.M

Amy Trimble, Chairman

Charlene Ruthe, Secretary