

PLANNING COMMISSION MEETING
TUESDAY FEBRUARY 21 2006 7:00 P.M.
CITY HALL COUNCIL CHAMBERS

The Planning Commission of the City of Oregon met Tuesday February 21, 2006, 7:00 P.M. in the City Hall Council Chambers.

Present: Chairman Amy Trimble
Mark Herman
Nick Johnson
Rick McCanse
Larry Wright
Dale Geyer
Absent: Ron Colson
Jerry Hinrichs

Amy Trimble called the meeting to order.

Terry Schuster, President of the Oregon Public Library was present to inform the Plan Commission that the future facility committee is currently working on the new library building and how it will be funded. The Library purchased lots on North 6th Street between Washington Street and Franklin Street for a future library building. He wants to know if someone from the Plan Commission would like to be on the committee. It will be a short term commitment. Amy informed him that Mark or she would try to make the March 9th meeting.

Bill Messenger owner of 906 W Washington has asked at this time to hold off on his zoning change request.

A public hearing for Phase 1 of Svoboda Woods submitted by Rick McCanse was discussed. The first phase consists of four lots along the east side of Mix Street. Rick is also asking for a variance for Lot 1 to have a septic system. Bill Fearer, Sr. and Jim Keaty spoke regarding concerns they had as adjoining neighbors. The neighbors would like to be assured that the lots will be zoned R-1 residential. Amy informed them that if a zoning change request was applied for it would be done by a public hearing and the neighbors would be informed by certified mail of the date. Larry Wright moved to approve Phase 1 and send it to the TAC Committee for further review, Seconded by Mark Herman.

Motion carried. No Nays. Abstained: McCanse.

Rick McCanse moved to approve the January 17, 2006 minutes, Seconded by Mark Herman.

Motion Carried. No Nays.

Rick McCanse is asking if he can combine the preliminary and final plat for phase 1 of Svoboda Woods. The new subdivision ordinance requires that these two plats be presented separate. Larry Wright moved to recommend that the preliminary and final plat of phase 1 of Svoboda Woods submitted by Rick McCanse be combined into one plat, Seconded by Nick Johnson.

Yeas: Geyer, Johnson, Wright. Nays: Herman and Trimble. Abstained: McCanse.

Rick McCanse has submitted a variance to build a garage three and half feet from the street right of way on one of the lots in phase 1 of Svoboda Woods. He would be removing the barn and corn crib, and building a 24x28 garage with a 10x24 lower level. Larry Wright moved to set a public hearing for the variance at the next meeting March 20th, Seconded by Mark Herman.

Motion carried. No Nays. Abstained: McCanse.

Rick McCanse presented a concept plan for Phase 2 of Svoboda Woods. He is also requesting a variance for a cul-de-sac, flag lots, and a septic system for lot 12. Mark Herman moved to set a public hearing date for Phase 2 at the next meeting March 20th, Seconded by Nick Johnson.

Motion carried. No Nays. Abstained: McCanse.

Bill Fearer, Jr. has a possible objection to Phase 2 of Svoboda Woods. He has the right to purchase the area behind his house and Rick has suggested easements along the back yards of the houses that face Jackson Street for access to his property. He would like to see a street constructed off of the main entrance into the subdivision for better access to his property so that if he wanted to sub divide the property each lot would have access. Amy mentioned that a public hearing for phase 2 of Svoboda Woods will be at the next meeting March 20th, and these things can be discussed then.

The committee discussed a possible entertainment tax. Wendy will be looking into this.

Ogle County Planning & Zoning sent a petition for a variance submitted by Larry & Sheri Van Briesen-1912 S Daysville Road, to allow a dwelling to be constructed 30 feet from the right-of-way of Daysville Road in lieu of 60 feet as required. Rick McCanse moved that the Plan Commission has no objection to the request, Seconded by Nick Johnson.

Motion Carried. No Nays.

Dan Luepkes is developing a subdivision within a mile and half from the city limits called Sinnissippi Point and will be located at Daysville Road and South Lowden Road. He has provided a preliminary plat map of the subdivision. Amy would like to see a pre annexation agreement, but he has donated the tip of the property that is within a mile and half to the county.

Rick McCanse moved to recommend to the City Council adding Half Way Houses as a special use in Commercial, Commercial Highway Business District, and Industrial zoning, Seconded by Mark Herman.

Motion carried. No Nays.

Building permit fees was not discussed.

Different sections of the codebook needs to be changed by adding R-3 zoning information. This will be prepared for the next meeting.

Rick McCanse moved to adjourn the meeting, Seconded by Mark Herman.

Motion carried. No Nays.

Adjourn: 8:20 P.M

Amy Trimble, Chairman

Charlene Ruthe, Secretary