

PLANNING COMMISSION MEETING  
MODAY JUNE 20, 2005 7:00 P.M.  
CITY HALL COUNCIL CHAMBERS

The Planning Commission of the City of Oregon met Monday June 20, 2005 7:00 P.M. at City Hall Council Chambers.

Present: Chairman Amy Trimble  
Ron Colson  
Mark Herman  
Jerry Hinrichs  
Nick Johnson  
Rick McCause  
Attorney Wendy Howarter

Absent: Larry Wright

Amy Trimble called the meeting to order.

Two Public Hearings took place.

The first was for a special use permit application submitted by Kenneth & Christina Williams to run a Bed & Breakfast at 400 Mix Street (currently Pinehill B&B). Attorney Dave Smith and Kenneth Williams were present on behalf of the application. No further questions were asked. The public hearing was closed. Rick McCause moved to recommend the special use application for the Bed and Breakfast to the City Council, Seconded by Ron Colson.

Motion Carried. No Nays.

The second was a zoning change from Residential R-1 to R-3 and a variance for yard set backs submitted by Terry Tranchitella to construct a twelve unit condo at the corner of Mix & Monroe Street. Terry Tranchitella spoke on behalf of the application. Donna Cline, Sarah Anderson, Dave Anderson, Neil Peterson, Melvin Mammen, and Howard Becker spoke about concerns they had with the zoning change and variance for set backs. Their concerns were drainage, parking, more traffic, and snow removal. Terry committed that the drainage and parking lot would be addressed in the building permit, and the snow would be taken away from the property by the home owners association. Willett and Hofmann is his engineer on the project. Nick Johnson committed that he was concerned about storm water management. The public hearing was closed. Amy Trimble moved to deny the zoning change and set backs because of the location. The comprehensive plan has that property sited for intuitional use. This motion died for a lack of a second. Rick McCause moved to recommend to the City Council the zoning change from R-1 to R-3 and set back variance for the West side yard and the front Northeast corner submitted by Terry Tranchitella to construct a twelve unit condo at the corner of Mix and Monroe Street, Seconded by Ron Colson.

Motion carried with three voting for the recommendation. Nays: two and one vote abstaining.

The Ogle County sign permit variance needs more information before it can be recommend to the council. No one was present to represent the county. Amy Trimble moved to table this recommendation, Seconded by Rick McCause.

Motion carried. No nays.

Rick McCause moved to approve the May 16, 2005 minutes, Seconded by Ron Colson.

Motion Carried. No Nays.

Information from Whitehead Realty was discussed regarding lots one and two on Lovers Lane. They are asking can they be separated and what is the zoning for these two parcels? They would need to apply for a variance to separate the parcel and the zoning is Commercial.

The commission discussed the information on accessory structures. A copy with the changes that were discussed will be ready for the next meeting.

A business license application that was found on the internet was passed out for the commission to review. Amy will be working on changes that need to be made to the application.

Seven applicants were turn in for the consultant job. Amy, Mayor Tom Stone, and Charlene will be interviewing the applicants next week.

An impact fee for the Oregon Library for new subdivisions was referred back to the librarian for more information.

Nick handed out a raft draft of suggested changes to the sign ordinance. It was discussed that temporary signs need a time period and how many signs the business can have on their property. It was suggested that the city clerk check with other towns to see what they have in place for temporary signs.

The Century Hills subdivision plat map for the second phase was discussed and reviewed. Robert Dunning and Chad Encheff were available for questions. The prior annexation agreement is for R-1 zoning which would allow one-and two family dwellings. It was also discussed that a second entrance is needed for the additional traffic. Approval of the preliminary plat map is contingent on the technical advisory committee. Amy will be checking with the tech members for their recommendation to the Plan Commission.

Rick McCause moved to adjourn the meeting, Seconded by Jerry Hinrichs.

Motion carried. No Nays.

Adjourn: 9:00 P.M

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