

Planning Commission Meeting
Tuesday August 18, 2009 6:00 P.M.
City Hall Council Chambers

The Planning Commission of the City of Oregon met Tuesday August 18, 2009, 6:00 P.M. in the City Hall Council Chambers.

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

Amy Trimble called the meeting to order.

Rich Rhoads moved to approve the July 20, 2009 minutes, Seconded by Tom Miller.

Motion carried. No Nays.

A variance application was submitted by Ahmed Abatorab, who is purchasing the property at 402 W Washington Street. He will be expanding the rental space at street level from three commercial units to five. The second floor will be renovated to accommodate two offices with a shared bathroom and four one bedroom apartments. In the City code under Section 7-172, it states that two parking spaces are needed for each family dwelling. The parking has to be on the same parcel as the building. In this situation it is land locked. So they are requesting that the city waive the parking requirement. Amy feels that with her position with People Economic that she should refrain from discussion. Jerry Hinrichs took over. After discussion from the committee, Rich Rhoads moved to deny the variance submitted by Ahmed Abatorab because section 7-172 states that two parking spaces are needed for each family dwelling so feel this doesn't fall under a variance, Seconded Mike Bowers.

Motion carried. No Nays.

Alison Brantley would like to place a concession trailer in the parking lot at 210 S 4th Street, owned by Alan Scott, for an ice cream and dessert shop. She has verbally come to terms with the property owner. They will have separate electric, water & sewer services. The facility will have a walk up window and drive thru. The drive thru entrance and exit will flow from Madison Street to 4th Street. They would like to operate from March to November weather permitting. The committee discussed the flow of traffic at that intersection and the way it would impact our downtown commercial area. Since it would be along a state highway they would need IDOT's approval. The current city codes in place don't address such a situation so it was suggested that she apply for a special use permit.

Casper prepared a definition for the parcels along Route 2 North on the river bank. The committee felt he still needed to do more research. He will be checking with other cities in the area to see if they have the same type of parcels.

Jerry Virgil, who resides at 606 Jefferson Street, would like to put an addition on his existing garage. The garage that is currently there does not meet the set back for R-1 zoning. The addition will be 12x24. The committee felt that if he had the approval from the next door neighbor they didn't see a problem with it.

Rich Rhoads moved to adjourn the meeting, Seconded by Tom Miller.

Motion carried. No Nays.

Adjourn: 6:55 P.M

Amy Trimble, Chairman

Charlene Ruthe, Secretary