

PLANNING COMMISSION MEETING
MONDAY SEPTEMBER 18, 2006 7:00 P.M.
CITY HALL COUNCIL CHAMBERS

The Planning Commission of the City of Oregon met Monday September 18, 2006, 7:00 P.M. in the City Hall Council Chambers.

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

Amy Trimble called the meeting to order.

Rick McCanse moved to approve the July 17, 2006 minutes, Seconded by Ron Colson.

Motion carried. No Nays.

Max and Anita Heide are proposing to subdivide the existing parcel of land at 406 South 2nd Street into three parcels. The garage is straddling the lot line just to the north of the house. They would like the lots to be available for building 1500 square foot homes. Rick McCanse moved to recommend to the City Council that they approve the one parcel to be split into three separate parcels contingent that the garage is relocated to one of the lots or torn down and that they abide by the current property set backs, Seconded by Ron Colson.

Motion carried. No Nays.

Robert Bradford who resides at 902 W Washington is asking for a three foot side yard variance to construct a shed 12x15 in his back yard. A public hearing was set for the October 16, 2006 meeting.

Chris Heal and his Attorney Dennis Hewitt were present to discuss annexing the property located at the corner of Daysville Road and Route 64. He also had a concept plan that he presented for the proposed subdivision. He is asking if the public hearing for the annexation and tentative plat for the subdivision could be done together at the October meeting. The committee agreed to set a public hearing for both the annexation agreement and the tentative plat at the October 16, 2006 meeting.

RJ Pickel resides at 107 Hasting Ave and has applied for a Home Occupation to run is upholstery shop out of the garage. He currently has it located in the downtown area. He just wanted to make sure he was in compliance before he moved his business there.

Wendy read the requirements for a home occupation and it appears that he meets all the requirements.

Ron will be working on information regarding the condo act.

The Ogle County Planning & Zoning Department sent a petition for a variance submitted by Ron Kern of Ogle County Farm Bureau to allow a building addition to be constructed 20' from the rear lot line in lieu of 25' as required. Rick McCanse moved to send them a letter that the Plan Commission has no comment for the variance, Seconded by Nick Johnson.

Motion carried. No Nays.

The City Clerk showed a copy of the zoning map that her office has been working on to update. Copies will be made for a future meeting.

Rick McCanse moved to adjourn the meeting, Seconded by Ron Colson.

Motion carried. No Nays.

Adjourn: 8:10 P.M

Amy Trimble, Chairman

Charlene Ruthe, Secretary