



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, February 22, 2022 at 5:30 p.m.**

1. Call to Order
2. Roll Call
3. Additions to/or Deletions from the Agenda
4. Motion to Approve Minutes from the Regular Meeting of January 25, 2022
5. City Administrator's Report
6. Public Hearing
The purpose of this Public Hearing is to consider granting a variance from permitted use and yard area requirements of Section 2-2-7 B.3 and Section 2-5-1 A.14 for property located at 2805 W. Richmond Ave., West Peoria
 - a. Motion to Open the Public Hearing
 - b. Swearing in of Witnesses
 - c. Presentation
 - d. Other Witness Testimony
 - e. Motion to Finally Close the Public Hearing
7. Certification of Findings of Fact for the Variance for Section 2-2-7 B.3
8. Motion to recommend to Council action on Variance for Section 2-2-7 B.3
9. Certification of Findings of Fact for the Variance for Section 2-5-1 A.14
10. Motion to recommend to Council action on Variance for Section 2-5-1 A.14
11. Public Comment
12. Unfinished Business
 - a. Review Land Use Section of Comprehensive Plan
13. New Business
14. Public Comment
15. Adjournment

The next regular meeting of the Planning Commission is Tuesday, March 22, 2022 at 5:30 p.m.

**Please join our meeting in person at City Hall or from your computer, tablet or smartphone.
See page 2 for more information.**

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Notice of Potential Majority of Quorum of the City Council

In accordance with the provisions of 5 ILCS 120 (The Illinois Open Meetings Act), notice is hereby given that a majority of a quorum of the West Peoria City Council and its committees, may be in attendance at this meeting. This event is designed to discuss City matters according to Committee descriptions.



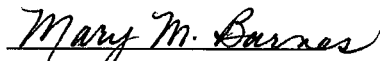
Planning Commission and
Zoning Board of Appeals Official Minutes
West Peoria City Hall
Tuesday, February 22, 2022 at 5:30 p.m.

1. Mike Menke called the meeting to order at 5:30 p.m.
2. Members present were Chair Mike Menke, Gerald Bennett-Barker, Patrick McDaniels, Jerry Meismer, and Dan Morse. Sharon McBride and Casey Spencer were absent. Also present were Mayor Dillon, City Administrator Krider, Alderpersons Dohm and Thomas, residents Ron Jones, James M. Jordan, and John M. Jordan, and Clerk Barnes. Alderpersons Mathewson and Silver attended remotely. Alderperson Ruskusky joined the meeting at 6:30 p.m.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes of the last regular meeting of January 25, 2022 was made by Jerry Meismer and seconded by Dan Morse. **Motion carried.**
5. City Administrator's Report included that she has been working on the City Budget, the Comprehensive Plan – the Section on Land Use for this evening's meeting, and this Variance.
6. Public Hearing
The purpose of this Public Hearing is to consider granting a variance from permitted use and yard area requirements of Section 2-2-7 B.3 and Section 2-5-1 A.14 for property located at 2805 W. Richmond Ave., West Peoria
 - a. A Motion to Open the Public Hearing was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**
 - b. Swearing in of Witness was performed by Clerk Barnes.
 - c. Presentation by Administrator Krider. Several questions pertaining to the property and structures on the property were asked by Commission members and answered by the owner of the property.
 - d. Other Witness Testimony: Swearing in of Witness was performed by Clerk Barnes. Question was asked about the traffic impact on Gentry? No impact once building is finished, and second building is demolished.
 - e. A Motion to Finally Close the Public Hearing was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**
7. Certification of Findings of Fact for the Variance for Section 2-2-7 B.3 was read, agreed to, and signed by the Committee members. A condition was added that the smaller accessory building is to be demolished by 6 months after the first, larger pole barn is finished being built.
8. A Motion to recommend to the Council **granting** the Variance for Section 2-2-7 B.3 was made by Gerald Bennett-Barker and seconded by Dan Morse. **Motion carried.**
9. Certification of Findings of Fact for the Variance for Section 2-5-1 A.14 was read, agreed to, and signed by the Committee members. The same condition for Section 2-2-7 B.3 was added to this section.

10. A Motion to recommend to the Council **granting** the Variance for Section 2-5-1 A.14 was made by Gerald Bennett-Barker and seconded by Jerry Meismer. **Motion carried.**
11. There was no Public Comment.
12. Unfinished Business
 - a. Land Use Section of Comprehensive Plan Review was Tabled until next month's meeting. **There will be a new Table 10 by next month.**
Chair Menke had several comments that **he will share with Administrator Krider** before then.
13. There was no New Business.
14. Public Comment
Ron Jones thanked the Commission for their recommendation and apologized for not having gotten a permit before construction began.
15. A Motion to Adjourn was made by Jerry Meismer at 6:34 p.m. and seconded by Gerald Bennett-Barker. **Motion carried by voice.**

The next regular meeting of the Planning Commission & ZBA is Tuesday, March 22, 2022 at 5:30 p.m.

Respectfully submitted,


Mary M. Barnes, Clerk

