



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, August 22, 2023 at 5:30 p.m.**

1. Call to Order
2. Swearing in of new members by Clerk Barnes
3. Roll Call
4. Additions to/or Deletions from the Agenda
5. Motion to Approve Minutes from the Regular Meeting of **July 25, 2023**
6. City Administrator's Report
7. Public Comment
8. Public Hearing: The purpose of this Public Hearing is to consider Rezoning the property at 1321 N. Park Road (PIN: 18-06-279-010) from a B-1 General Business District to a B-2 Highway & Service Business District and granting of a Special Use permit authorizing Cannabis Dispensing business establishment for sales and onsite consumption.
 - 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
9. Certification of Findings of Facts for the Rezoning of 1321 N. Park Rd. from B-1 to B-2
10. Consideration and Possible Action for the Rezoning of 1321 N. Park Rd. from B-1 to B-2
11. Certification of Findings of Facts for the Special Use of 1321 N. Park Rd. for a Cannabis Dispensing Organization with onsite consumption
12. Consideration and Possible Action for the Special Use of 1321 N. Park Rd. for a Cannabis Dispensing Organization with onsite consumption
13. Unfinished Business
 - a. Comprehensive Plan Review – Transportation and Infrastructure Sections
 - b. Comprehensive Plan Review – Disaster Mitigation Section
 - c. 2014 & 2022 Survey Review – Reworded Draft
14. New Business
15. Public Comment
16. Motion to Adjourn

The next regular meeting of the Planning Commission and ZBA is Tuesday, September 26, 2023 at 5:30 p.m.

Please join our meeting in person at City Hall or from your computer, tablet or smartphone.

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Notice of Potential Majority of Quorum of the City Council and its Committees

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 attend this meeting. This event is designed to discuss City matters according to Committee descriptions.



**Planning Commission and
Zoning Board of Appeals Official Minutes
Tuesday, August 22, 2023 at 5:30 p.m.**

1. Acting Chair Dan Morse called the meeting to order at 5:30 p.m.
2. The swearing in of new members Emily Huff and Charles Witkowski was done by Clerk Barnes.
3. Members present were Acting Chair Dan Morse, Gerald Bennett-Barker, Emily Huff, Willie Bell McAfee, Sharon McBride, Patrick McDaniels, and Charles Witkowski. Also present were Mayor Dillon, City Administrator Krider, Alderpersons Dohm, Mathewson, Menke, and Ruskusky, residents Becky Burton, Marlene Carter, Joan Daily, Sharon Kennedy, Daryl Klusendorf, Priscilla Peterson, guests Dan and Sara Schmalshof and Christine Patellaro, and Clerk Barnes. Resident Susan Schlupp attended remotely.
4. There were no Additions to/or Deletions from the Agenda.
5. A Motion to approve the Minutes from the last regular meeting of **July 25, 2023** was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**
6. City Administrator's Report included that she has been preparing for the Public Hearing this evening. There is nothing additional at this time.
7. There was no Public Comment.
8. Public Hearing: The purpose of this Public Hearing is to consider Rezoning the property at 1321 N. Park Road (PIN: 18-06-279-010) from a B-1 General Business District to a B-2 Highway & Service Business District and granting of a Special Use permit authorizing a Cannabis Dispensing business establishment for sales and onsite consumption.
 - 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 Dan Schmalshof was done by Clerk Barnes.
 - c. Presentation by Administrator Krider showed the area under consideration and what was being considered.

Witness Dan Schmalshof explained what he had in mind for the business and answered questions from the Committee members and some of the public members.
 - d. Other Witness Testimony – There were no other witnesses.
 - e. A Motion to Finally Close the Public Hearing was made by Patrick McDaniels and seconded by Gerald Bennett-Barker. **Motion carried.**
9. Certification of Findings of Facts for the Rezoning of 1321 N. Park Road from B-1 to B-2
A. Yes/All agreed B. Yes/All agreed C. Yes/All agreed D. Yes/All agreed E. Yes/All agreed F. Yes/All agreed
10. Consideration and Possible Action for the Rezoning of 1321 N. Park Road from B-1 to B-2
A Motion to recommend to Council Rezoning the property at 1321 N. Park Road (PIN: 18-06-279-010) from a B-1 General Business District to a B-2 Highway & Service Business District was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**

11. Certification of Findings of Facts for the Special Use of 1321 N. Park Road for a Cannabis Dispensing Organization with onsite consumption

12. A. Yes/All agreed B. Yes/All agreed C. Yes/All agreed D. Yes/All agreed E. Yes/All agreed

13. Consideration and Possible Action for the Special Use Permit of 1321 N. Park Road for a Cannabis Dispensing Organization with onsite consumption

A Motion to recommend to Council granting a Special Use Permit to the developer authorizing a Cannabis Dispensing business establishment for sales and onsite consumption at 1321 N. Park Road was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**

14. Unfinished Business:

A Motion to table Unfinished Business a. through c. until next month was made by Gerald Bennett-Barker and seconded by Acting Chair Morse. **Motion carried.**

- a. Comprehensive Plan Review – Transportation and Infrastructure Section
- b. Comprehensive Plan Review – Disaster Mitigation Section
- c. 2014 & 2022 Survey Review – Reworded Draft


15. There was no New Business.

16. There was no Public Comment.

17. A Motion to Adjourn was made by Sharon McBride at 6:11 p.m. and seconded by Gerald Bennett-Barker. **Motion carried by voice.**

The next regular meeting of the Planning Commission and ZBA is Tuesday, September 26, 2023 at 5:30 p.m.

Respectfully submitted,


Mary M. Barnes, City Clerk

