

On Thursday, January 15, 2015, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Karen Chevalier, Bob Conklin, Mike Mellott, Rene Morris and Steve Munson. Absent: Rick Andersen

Also present were: Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, City Manager Scott Shumard, Assistant City Clerk Monique Castillo, Sterling Main Street Director Jana Groharing, Alderman Retha Elston and Alderman John Stauter.

Steve Munson made a motion to approve the minutes of November 20, 2014 as presented. The motion was seconded by Rene Morris. Voting – Ayes: Chair Larson, Chevalier, Conklin, Mellott, Morris and Munson. Nays: None. Motion carried.

Karen Chevalier made a motion to approve the minutes of December 18, 2014 as presented. The motion was seconded by Bob Conklin. Voting – Ayes: Chevalier, Conklin, Mellott, Morris, Munson and Chair Larson. Nays: None. Motion carried.

Planner Wolff submitted an updated schedule for the 2015 calendar year. Wolff reminded the commissioners this is just a draft, extra time to review sections as needed will be given.

Wolff explained Articles 6 and 9 were reviewed at the last meeting but there were some outstanding issues that required additional input from a full commission prior to submitting to council for approval.

Wolff explained Article 6 creates an avenue to better deal with issues and avoid nuisances as they may apply to lighting, noise, odors, smoke, etc.

Sec 102-606: Exterior Lighting Standards. Wolff explained this section was revised 5 to 6 years ago. The guidelines were measured by the Illuminating Engineering Society of North America and it has been working very well. Therefore, there is no need to alter this section.

There was a brief discussion regarding the meaning of foot candles and light shields. Wolff explained this basically controls the areas to be lit, ensures light does not encroach property lines and helps maintain a welcoming atmosphere.

Wolff skimmed through Sec 102-610 through Sec 102-620 and gave the general ideas behind each section. Sec 102-610: Vibrations; the guidelines listed here are based on OSHA standards. Sec 102-611: Noise Standards; the goal here is to find a comfortable balance between day and night. Sec 102-614: Fire and Explosion; focus is more on safe storage. Sec 102-620: Air Pollution, Contaminants and smoke; focus here is to maintain issues while meeting the standards of the Illinois Environmental Protection Agency.

There was a brief discussion regarding Sec 102-622: Odor; in reference to farming. Since farming is not within Sterling's jurisdiction, State regulators would be notified in any case.

Munson questioned what control Sterling had with regards to the transport of hazardous materials. Wolff explained as unfortunate as it may sound, that would be a railway issue.

Sec 102-630: Solar energy; as solar energy cannot be denied, we will rely on State regulations to enforce. Sec 102-631: Geothermal; focus is to make sure units are not built too close to property lines. Sec 102-632: Small wind energy; pre-existing and working well.

Wolff introduced Article 9. He explained the section regarding Dimensional Variances is unnecessary and therefore is to be stricken.

The focus for Article 9 is to set outlines for hearings and motions and to clearly reference statutes.

Sec 102-907: Historic Preservation Commission. There was a brief discussion regarding this section as it was to be documented back in 2008 when it was adopted. Groharing explained the importance of having a commission in place in order to "get things done". According to Groharing, there is a high demand from the community seeking grant funding, tax credits, etc., which can only be implemented with a Historic Preservation Commission.

Wolff explained the logic behind designating the Plan commission as the Historic Preservation Commission and stated this is something that can be changed later, once things are better established.

Mellott suggested the wording of Sec 102-907(A3): Terms, be revised.

There was a brief discussion regarding sections 102-910 through 102-925. Not much was changed in these sections. Main focus is to set guidelines.

With no further business to discuss, Steve Munson made a motion to adjourn, seconded by Karen Chevalier. The meeting adjourned at 8:42 p.m.

Monique Castillo
Assistant City Clerk