

On Thursday, July 17, 2014 at 7:00 pm a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen, Karen Chevalier, and Rene Morris. Absent: Bob Conklin, Mike Mellott, and Steve Munson.

Also present were City Planner Dustin Wolff, City Management Intern Kevin Smith, Alderman Retha Elston, Alderman John Stauter, Building and Zoning Superintendent Amanda Schmidt, Sterling Main Street Director Jana Groharing, and City Clerk Marie Rombouts.

Rene Morris made a motion to approve the minutes from the June 19, 2014 meeting; seconded by Karen Chevalier. Voting: Ayes – Andersen, Chevalier, Morris, and Chair Larson. Nays – None. Motion carried.

Superintendent Schmidt reported the Council had nothing from the Plan Commission.

Rick Andersen made a motion to recommend Article 3 of the zoning code be referred to the City Council for review; seconded by Rene Morris. Voting: Ayes – Andersen, Chevalier, Morris, and Chair Larson. Nays – None. Motion carried.

Planner Wolff led Plan Commissioners through Article 4 of the zoning code with proposed changes and additions. Topics for more in-depth discussion were as follows:

- Page 2 – 5' is the aisle width for ADA compliance.
- Page 4 – Dumpsters for Special Events are excluded.
- Page 5 – Company providing dumpster provides insurance, takes care of permit, charges appropriate fees, and provides barricades if dumpster is located in street. Planner Wolf suggested mimicking the Rock Falls code.
- Page 8 – Bed & Breakfasts – meals for guests only, not a restaurant. Definition for Guest House was added.
- Page 10 – Townhouses were replaced with Brownstones.
- Page 11 – gas stations may be located on accompanying frontage roads.
- Page 13 – removed language that the City of Sterling supports medical cannabis cultivation centers and dispensaries.
- Page 17 – added definition for convenient cash business
- Page 18 – parking and storage regulations: prohibit on-site overnight parking and storage
- Page 20 – Clothes Drop-off Facilities.

It was a consensus that Article 4 be reviewed again by the Plan Commission.

Planner Wolff reviewed the Riverfront Redevelopment Plan and how Article 8 will coordinate with this plan. Sterling's codes are primarily traditional. This section is form-based regulating land development. Wolff gave an overview of Article 8, which is completely new to Sterling's zoning code.

Superintendent Schmidt announced that the September meeting would probably be held on the fourth Thursday because of conflicts for her and Planner Wolff.

With no further business to discuss, the meeting was adjourned at 8:34 pm.

Marie Rombouts
City Clerk