

On Thursday, August 20, 2015, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen, Aurelio Gallardo, Mike Mellott, Rene Morris, and Steve Munson. Absent: Karen Chevalier.

Also present were: Planner Dustin Wolff, City Attorney, Ron Coplan, Aldermen Retha Elston, City Manager Scott Shumard, Sterling Main Street Director Jana Groharing, and City Clerk Marie Rombouts.

Rene Morris made a motion to approve the July 17, 2015 minutes as presented; seconded by Steve Munson. Voting: Ayes – Andersen, Gallardo, Mellott, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

Superintendent Schmidt reported the Council passed ordinances for the Special Use at 201 Fifth Avenue and vacating 20' of right-of-way on each side of Seventh Avenue, south of Third Street to the railroad tracks.

Superintendent Schmidt stated Terry Wolf presented the Plat for Oak Grove Villas – Phase I to replat Lots 103 and 104. 31' was transferred from Lot 104 to Lot 103. Lot 103 is planned for a duplex and Lot 104 is planned for a single-family residence. Schmidt reported that both lots will meet setback requirements and are buildable. Terry Wolf stated that Lot 103 will be built with 0' lot lines.

Planner Wolff stated the lot sizes and setbacks are compliant with City Code.

Steve Munson made a motion to recommend to City Council approval of the Plat for Oak Grove Villas – Phase I, replatting Lots 103 and 104; seconded by Rick Andersen. Voting: Ayes – Andersen, Gallardo, Mellott, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

Chair Larson opened a public hearing at 7:05 pm for CGH Medical Center at 100 East LeFevre Road to rezone the property from R-5 Special Use to R-5 Special Use to allow for a Planned Unit Development.

Cindy Zander from CGH explained they were planning to install 12 way-finding signs throughout the hospital campus. The new signs will be smaller than the existing signs. Emergency Room identification signs will be 102" high. Other signs will be 52" high and identify different parking areas.

Planner Wolff stated the Planned Unit Development allows more flexibility and provides for better design on-site. Because of the size of the hospital and surrounding properties, Wolff supports this petition for a Planned Unit Development.

Steve Munson asked if this will be consistent with requirements in other gateways. Schmidt stated the hospital is unique and the Planned Unit Development will be better for the City and CGH.

Vos, a resident at 1512 Locust, is concerned about the traffic and safety on Locust. She asked when a stop light would be installed at Locust and Miller to slow traffic. Manager Shumard stated that IDOT proposed that several years ago and then it disappeared from their project list.

Chair Larson stated that publication in the *Daily Gazette* was made, fees were paid, property owners within 150' of the property were notified, a sign was placed on the property for two weeks prior to the hearing, and no written comments were received from the public.

Steve Munson asked if the signs will have floodlights shining on them. Zander stated the signs would be lit internally.

Rick Andersen made a motion to recommend to the City Council approval of the Planned Unit Development for CGH Medical Center; seconded by Aurelio Gallardo. Voting: Ayes – Andersen, Gallardo, Mellott, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

Mike Mellott made a motion to nominate Rick Andersen as Chair; seconded by Eric Larson. There were no other nominations from the floor. Voting: Ayes – Andersen, Gallardo, Mellott, Morris, Munson, and Larson. Nays – None. Motion carried.

Rene Morris volunteered to hold the position of Vice-Chair. There were no other nominations from the floor. Voting: Ayes – Andersen, Gallardo, Mellott, Morris, Munson, and Larson. Nays – None. Motion carried.

Planner Wolff announced that we are in the final stages of the Zoning Code rewrite. The documents are available on the City's website. Superintendent Schmidt reported that all but Article 9 have been presented to the Council for their review. Chapter 9 consists of the procedures. Wolff admitted the zoning code is longer but much clearer to read.

The next regular meeting would be September 17. Planner Wolff has a conflict and prefers to have the public hearings on Thursday, September 24. One hearing will be for the zoning code and one for the zoning map.

With no further business to discuss, the meeting was adjourned at 7:52 pm.