

**Village of Pecatonica
Planning & Zoning Committee
April 29, 2015**

Chairman Neil Ritter opened the meeting at 7:00pm. Committee members present were Deb Gulbrandsen, Mark Herbig, Julie Sutton, Stacy Knoup and John Moyer. Sue Siemens was absent. Also present was Village President Dan Barber.

1. Additions and Corrections to the Agenda: Agenda was amended and approved.

2. Approval of Minutes:

- November 5, 2014 – Approved as amended
- November 19, 2015 – Approved
- January 14, 2015 - Approved

3. Public Comment: No public present.

4. Amendments to Article 13 “Zoning”:

Chapter 11 – Permitted Uses

- Chairman Ritter asked the committee to look over the information in the packets regarding possible text amendment and special use permit for the erection of a cell tower on Village property. Discussion took place including Chapter 11 and/or Chapter 12 text amendments, concern for the height of the structure, insurance concerns and homeowner concerns,
- A motion was made and seconded to change the parcel from R1 Residential Zone to CD Commercial District. Motion passed 5-0
- A motion was made and seconded to accept the special use permit for 100 Taylor Street as provided. (Moyer/Herbig) Motion passed 5-0. Application has 5 findings of fact.

Chapter 13 – Fences

- Chairman Ritter asked committee to take a look at the text changes for Chapter 13 fencing guidelines. Discussion took place including setbacks, Item #4 of proposed changes, pin locations, prefabricated stand alone fencing, fees and verified documentation and requirements for issuance of permit.
- A motion was made and seconded to approve Chapter 13 for fencing as amended. (Herbig/Knoup) Motion passed 5-0.

Chapter 2 – Zoning

- Chairman Ritter briefly updated committee on previous proposal (Mark Clark) of an apartment zoning change on Main Street. Chairman Ritter reviewed all three options of the proposal. Discussion took place.
- A motion was made and seconded to amend Chapter 11 special uses, to add apartments above ground level in a commercial district. (Gulbrandson/Herbig) More discussion took place. Motion passed 5-0.

Meeting adjourned at 8:16.

Respectfully submitted,

Kristi Mock
Administrative Assistant