

**Village of Pecatonica  
Planning & Zoning Committee  
June 10, 2015**

Chairman Neil Ritter opened the meeting at 7:04 pm. Roll call was taken and also present were Deb Gulbrandsen, Mark Herbig, Julie Sutton. Stacy Knoup, John Moyer and Sue Siemens were absent. Also present were Village President Dan Barber, Aaron Szeto, Katie Brauer and Adam Herbert.

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

**2. Approval of Minutes:**

- April 29, 2015 – Moved to next meeting.

**3. Public Comment:** None.

**4. Amendments to Article 13 “Zoning”:**

**Chapter 2 – Zoning**

- Order of business:  
Map Amendment for 519 W 11<sup>th</sup> Street, Katherine Brauer  
Request to change zoning from Industrial to R1.
- Chairman Ritter opened the floor to the applicant, Katherine Brauer. Katherine was sworn in and then given the floor to explain her application request. She explained that the application had previously been requested in 2003, but stated that the paperwork has not been found. She stated that the financier requested that the zoning be changed in order to refinance.
- Discussion took place regarding the possibility of neglect on the original builder’s part in fulfilling the zoning paperwork, when the property actually became industrial and the possibility of the zoning map not previously being updated.
- Chairman Ritter opened up the floor to any public testimony. Daniel Barber was sworn in and given the floor. He shared that he had been at one of the previous Board meetings where this issue was discussed. He stated that he distinctly remembers the zoning being approved to R1. He shared that this must have been a mistake somewhere in the paperwork process. Public testimony was closed due to no further requests.
- Discussion and deliberation took place regarding this matter among the Committee. Six findings of facts were evaluated. Other properties directly affected were discussed.
- A motion was made and seconded to change zoning from Industrial to R1 at the property located at 519 W 11<sup>th</sup> Street, Pecatonica. (Sutton/Gulbrandson) Motion passed 4-0. Will be sent to Full Board.

Motion made and seconded to adjourn. (Herbig/Gulbrandson) Motion passed 4-0

Respectfully submitted,

Kristi Mock  
Administrative Assistant