

# Village of Pecatonica

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## Planning and Zoning Commission Meeting Minutes

Wednesday, February 7, 2018

6:00 PM

Village Hall

### Agenda Items

1. **Call to Order-** The meeting was called to order at 6:00PM by committee member Deb Gulbrandsen
2. **Roll call-** Deb Gulbrandsen, Sue Siemens, Julie Sutton, Mark Kleckner, Mark Herbig, Jared Waugamon and Neil Ritter were all present
3. **Pledge of Allegiance**
4. **Review and Approve Minutes:**  
  
January 3, 2018  
  
Motion made by committee member Waugamon and seconded by Siemens to approve the minutes as read. Roll call motion approve
5. **Public Comment**  
  
Dan Knipschield - addressed the board in regards to getting address 215 rezoned from an R1 to R3 status so that the property can be sold as it currently is being used. Mr. Knipschield was informed to put request in writing and this would be discussed further.  
  
Linda Remmers- addressed the board in regards to her property at 513-515 W 11<sup>th</sup> Street. They want to build a home at the address; however, it is currently zoned industrial. They would like the committee's approval to move forward with this.
6. **Additions or Corrections to the Agenda-** none

7. **Request to build house 513-515 W 11<sup>th</sup> Street-** The discussion in regards to the property continued the resident was informed that they would have to follow any rules or guidelines that apply to set backs and easements. Motion made by committee member Waugamon and seconded by Herbig to send to the next board meeting the proposed zoning change at address 513-515 W 11<sup>th</sup> Street from Industrial to residential. Roll call, motion approved 7 yes, 0 nay.
8. **Separation of lot 820 High School Drive-** The committee discussed the division of the lot at 820 High School Drive, it was determined that additional information is needed in this matter and will continue at upcoming meetings.
9. **429 Washington Street division-** Discussion in regards to the request To separate 429 Washington St. Neil presented the board with Casper Manheim findings and opinion on the property. The committee also discussed the reasons said property should not be separated. Motion made by Deb Gulbrandsen to accept the request to separate property located 429 Washington, parcel number 09-28-151-023. No second motion dies.
10. **Board Terms-** Discussion on Board terms and how the committee should move forward in deciding seat terms, and areas represented. The committee will look into this and will continue discussion at upcoming meeting.
11. **Review of comprehension plan-** The committee started to review the Current comprehension plan and ideas on the direction they would like To take in updating it. The committee feels it is important to direct their Focus on updating five major points (transportation, public utilities, land use, recreation and housing). The committee is planning on researching The matter further and coming back to next meeting with ideas on where to start, and how to move forward.
12. **Next Meeting: March 7, 2018 6:00 p.m.**
13. **Adjourn** – motion made to adjourn meeting by Gulbrandsen seconded by Herbig meeting adjourned at 7:35