

On Thursday, March 18, 2021 at 7:00 p.m., a regular meeting of the Plan Commission was called to order via Zoom. Roll Call. Present: Rene Morris, Skip McCloud, Jamie Schwingle, Doug Freed, Aurelio Gallardo, and Joe Strabala-Bright. Absent: Steve Munson.

Also present were: City Planners Dustin Wolff, Brian Carranza, and Mark Sauer of Mead and Hunt, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger, City Manager Scott Shumard, Alderman Retha Elston, and City Clerk Teri Sathoff.

Building and Zoning Superintendent Amanda Schmidt, Doug Freed, Joe Strabala-Bright, City Manager Shumard and City Clerk Sathoff were present in the Council Chambers, all other members attended via Zoom.

Doug Freed made a motion to approve the minutes from January 21, 2021 as presented; seconded by Aurelio Gallardo. Voting – Ayes: McCloud, Schwingle, Freed, Strabala-Bright and Gallardo. Nays: None. Motion carried.

Chair Morris opened a Public Hearing at 7:04 pm to hear the recommendation to Annex/Zone property contiguous to the city; Steelton Subdivision – Group 15. Attorney Zollinger stated this group consist of 26 parcels that are eligible for annexation due to being fully surrounded to previously annexed properties. Attorney Zollinger stated there will be a Group 16 consisting of one parcel that was not fully surrounded however they have committed to coming into the City.

City Planner Dustin Wolff stated that Whiteside County had several of these properties zoned both commercial and residential. There are two properties that have storage buildings on them, they are not associated with a business they are being used for storage. Wolff recommends zoning these properties as Single Family Residential 8 (SR-8). These buildings could continue to be used for storage however a business could not move in at these locations. Wolff also pointed out a parcel that is vacant land, the County has it zoned as Agricultural 1 (A1). The City does not have agricultural zoning so this he is recommending this be zoned as SR-8 as well. Should a development proposal arise, it would be appropriate to consider zoning this two family or multifamily in the future.

Gerald Bryant from 501 Ash Avenue was present in the Council Chambers. Mr. Bryant has several questions regarding the annexation of his property. Mr. Bryant asked the definition of contiguous, his concern was that his property was not actually contiguous. Attorney Zollinger explained that the block he lives in is actually contiguous. Mr. Bryant asked if the sewer would be mandatory, Schmidt explained that he will not have to hook onto city sewer unless the septic system for his property fails, he will not have to pay sewer fees unless he hooks up to City sewer, however he will have a garbage bill. Mr. Bryant then asked about the increase in property taxes, Schmidt advised him that the tax bill will not be affected until 2022 and that it will be based on the assessed value of his property. Mr. Bryant questioned the zoning, currently his property is split commercial

and residential, he was advised that he would no longer have a split zoning, his entire property would be zoned SR-8. Mr. Bryant's last question was in reference to the plowing of the snow. He stated he does know this was a tough year for snow removal however the subdivision did have to wait an extended period of time prior to being plowed out. Schmidt advised Bryant that snow routes will come first and that residential streets will be done after snow routes. City Manager Shumard stated that there is a line item in the budget for next year to hire a company to analyze the route system. Mr. Bryant thanked the commission for answering all of his questions.

Roger McCarty from 504 Oak Avenue was present in the Council Chambers. Mr. McCarty stated he is a 30+ year resident of Steelton and he was wondering how far the City would be annexing. Schmidt explained that the entire Steelton subdivision with the exception of three properties on West Avenue will be annexed. The three properties on West Avenue are not fully surrounded nor do they have sewer agreements and therefore cannot be annexed. McCarty questioned if hooking up to the sewer would be mandatory, Schmidt explained that he will not have to hook onto city sewer unless the septic system for the property fails, he will be able to maintain his septic system. Schmidt advised McCarty that it is the State of Illinois plumbing code that requires connecting to City sewer if service is available within 300 feet. McCarty asked if garbage service was mandatory or if he could opt out of it. He was advised that he is not able to opt out of garbage service.

Neil Stange from 409 Elm Avenue was present in the Council Chambers. Mr. Stange owns the storage building that City planner Dustin Wolff referenced at the beginning of the hearing. (Mr. Stange entered the meeting late, he came in after Dustin Wolff's explanation). Mr. Stange questioned the zoning of his property, Attorney Zollinger explained that nothing will change with the current use of his property, 409 Elm would be zoned SR-8/non-conforming use. Mr. Stange questioned if he would have to have garbage service, Schmidt stated that he would not have to have garbage service because there is not a residential structure on the property. Mr. Stange questioned if the property taxes would be prorated, Attorney Zollinger explained that the County has control over the assessments and taxing and that technically the taxes should be prorated. Mr. Stange asked if he would have to follow the City ordinances as he would like to continue to burn, he was advised he would not be able to burn, park on the grass and keep his yard mowed. Stange stated he had no place to park, Attorney Zollinger stated he could park on the intended drive that is grass when he is at the building, he is not allowed to park cars for storage. Stange advised the commission that he only mows the grass three times a year to feed his animals, he was told that he would have to follow all city ordinances including mowing the grass on a regular basis. Mr. Stange was informed that he had a right to appear at the April 5<sup>th</sup> City Council meeting.

With no further business to discuss by staff, commissioners or guests, Chair Morris noted publications were made, fees and signage were not applicable, notification requirements were met, and there were no phone calls or written comments received.

The Public Hearing closed at 7:33 pm.

Skip McCloud made a motion to recommend to the City Council approval of the Annexation and Zoning of the properties contiguous to the City, in Steelton Subdivision – Group 15. The motion was seconded by Jamie Schwingle. Voting – Ayes: Strabala-Bright, McCloud, Freed, Gallardo and Schwingle. Nays: None. Motion carried

City Planner Dustin Wolff, Brian Carranza and Planner Mark Sauer presented a slide show on the Comprehensive plan that focused on the overall plan including the digital documents, the implementation, adoption and review and feedback.

The document structure consists of;

- The Plan Guide – this consists of what is in the plan and where it is located.
- The Community Introduction – this essentially introduces Sterling to the reader.
- The Planning Elements – this is the bulk of what the comprehensive plan is about.
- The Vision for 2040 – goals for the next 20 years.
- Specific Area Plans – recommendations for specific areas.

The Specific Area Plans consists of each area and the relationship to the City. Each area is in a sense its own document. They are;

- The Downtown and Riverfront – this section focuses on the potential and the progress of the riverfront, the decoupling of the one ways, bridging connections between downtown and the riverfront and recommendations for Stanley and Lawrence Brothers.
- East Lincolnway – this section focuses on the Northland Mall area.
- North Side – this section focuses on the modernization of the commercial core that exists between Wahl and the hospital, how to connect the neighborhoods to the commercial core.
- West Side – this section focuses on the industrial area and how to support housing that is there and infill with multi-family housing.

The website "Issue" could be used for the digital document presentation, this is a digital publication platform. There is a potential for more publicity and sharing as opposed to

placing it on the City website. The other option is the story map, is a scrollable story. This is a GIS product, it is an executive summary.

The Comprehensive plan should be implemented, this is not a document that should sit on a shelf.

To adopt the Comprehensive Plan, there would need to be a public hearing at the Planning Commission meeting to recommend to council that the plan should be adopted. The City Council would hold a public hearing and adopt the plan by resolution.

City Planners Dustin Wolff, Brian Carranza, and Mark Sauer then gave the commission "homework" to review the draft document, check it to see if there are missing items or things that will need to be edited. The April meeting will be the final plan review and it will be in person to better facilitate communication.

The next Plan Commission meeting is April 22, 2021 at 7:00 p.m.

With no further business to discuss, the meeting was adjourned at 9:09 p.m.

Teri Sathoff  
City Clerk