

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

May 3, 2018

A meeting of the Danville Planning and Zoning commission was held on Thursday May 3, 2018, in the Community Room, 17 West Main Street, Danville, Illinois.

MEMBERS IN ATTENDANCE: Tracy Taylor
Adam Brown
Katasha Butler
Ted Vacketta

MEMBERS NOT PRESENT: Dale Carlton
Pete Goodwin

OTHERS IN ATTENDANCE: Christopher Milliken, Cole Jackson,
Edna Anders, Lucille Butler
2 Other Individuals

Chairman Tracy Taylor called the meeting to order at 5:15 p.m.)

Roll Call: Tracy Taylor, Katasha Butler, Adam Brown, and Ted Vacketta present. A quorum was present.

Advisory to City Council: Announcement made, City Council will hear the petitions on Tuesday, May 15, 2018, at 6:00pm.

Approval of the Minutes: Ted Vacketta made a motion to approve the minutes of the February 1, 2018 meeting, as presented. Seconded by Katasha Butler. Unanimously approved by voice vote.

Items of Information: Christopher Milliken advised that due to the agenda items and for the interest of time these would be presented after the petition hearings.

General Oath of Audience was given. 2 individuals who indicated that they were going to speak were sworn-in.

Public Hearing(s):

Zoning Petition #263 – Edna Anders of Mr Taxi is requesting that property at 207 S Bowman Avenue be rezoned from I1 to B2 Highway Business to allow for operation of a taxi cab service at that location.

Petitioner: Edna Anders advised that she does not own the property but she is leasing it from Emory Johnson who is ok with it being rezoned. She has already relocated her business to this property from another location and was not aware of the zoning issue. She is not proposing to make any other changes to the building itself. She advised they were previously operating from a building on Hazel since 2013.

Supporting the Petition – Lucille Butler, 1014 Cleveland, indicated that she was the neighbor immediately to the East of the Bowman property and that she just wanted to make sure that her property is not going to be infringed on and they weren't going to be expanding the building or doing anything else that might effect her property.

Opposition to the Petition – None

Questions or Comments from the Commission:

Tracy Taylor: What will be the hours of operation?

Ms Anders: 24/7 but the building is only open 7am-7pm daily.

Katasha Butler: What type of activity will actually be occurring at the property?

Ms Anders: Employees vehicles will be parked on site as well as taxis. The office is for dispatch and administrative purposes and the building will also be used for storage.

Department Recommendation: Christopher Milliken, indicated that the property has been zoned I1 for a long period of time and that many uses have been there over the recent past. Milliken indicated that no other neighbors had contacted the department prior to the meeting. Milliken stated that Mr Taxi is leasing the property and the owner Emory Johnson is in agreement that the property be rezoned to B2 Highway Business. The Department does feel that the rezoning to B2 and allowing the taxi cab service to locate there would be consistent with the character of the property as the Bowman corridor as it exists today.

Motion made by Ted Vacketta to accept the preliminary findings of facts as presented and approve Zoning Petition #263.

Seconded by Katasha Butler

Roll Call: Yes: Adam Brown, Katasha Butler, Ted Vacketta, & Tracy Taylor

No:

Abstain:

Absent: Dale Carlton, & Pete Goodwin

Motion carried: Zoning Petition #263 Approved

Items of Information: Milliken indicate that the City Council recently approved changes to Chapter 33 of the City code to combine the Planning & Zoning Commission and Zoning Board of Appeals. In doing so the size of the Commission was also reduced from 9 to 7 and a quorum for the Commission is now 4. Milliken indicated that Jane Campbell and Kent King have resigned from the Commission due to moving out of the area/jobs which brought the Commission down to 7 appointed members and Minni Seth just resigned as well due to demands on her time from other commitments. Thus, there is currently one vacancy on the commission that will be working to fill as soon as possible.

Milliken stated that staff has been working on numerous projects including the Kickapoo Rail Trail and Danville connection to the Kickapoo Rail Trail, as well as continued planning work on the Riverfront area and on getting the Greenways and Trails Plan adopted and the wayfinding signage constructed.

Discussion on Possible Zoning Ordinance Changes: Chris Milliken described areas of the zoning ordinance where staff was still looking at proposing changes. With the changes to the Commission by the City Council some administrative changes need to be made to Chapter 150 – the Zoning Ordinance as well. Those changes to the Zoning Ordinance would need to come

before the Commission for review and recommendation to the Council just like any other changes to the Zoning ordinance. Milliken indicated that the City Council had asked the Commission to look at the voting requirements of the Commission and specifically whether it made sense to change the voting requirement to be that at least 4 of the commission members must recommend approval of a petition, a simple majority, regardless of how many individuals are present. The Commission discussed this item in detail and ultimately came to the consensus that regardless of how many people are present it should be a majority of those present since the Commission is only making a recommendation, and because otherwise it would not be fair to petitioners to have to be concerned with how many commission members are or aren't present at the meeting where their petition is being heard. Milliken indicated that changes also still need to be brought forth to insert wind energy and solar energy uses and regulations into the Zoning Ordinance. Finally, Milliken introduced staff member Cole Jackson who described the current minimum parking requirements contained in the ordinance and asked the Commission to consider making changes to eliminate the minimum parking requirements from the ordinance. It was agreed that before any formal changes to the minimum parking requirements were brought forth for the Commission consideration that they would first be discussed in more detail by the Commission. The Commission agreed that the proposed administrative and wind/solar changes would be brought forth for hearing and consideration at the next meeting.

The meeting was adjourned at 6:05pm.