

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

June 7, 2018

A meeting of the Danville Planning and Zoning commission was held on Thursday June 7, 2018, in the Community Room, 17 West Main Street, Danville, Illinois.

MEMBERS IN ATTENDANCE: Tracy Taylor
Adam Brown
Dale Carlton
Ted Vacketta
Pete Goodwin

MEMBERS NOT PRESENT: Katasha Butler

OTHERS IN ATTENDANCE: Christopher Milliken, Cole Jackson,
William Smalley

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

Roll Call: Tracy Taylor, Adam Brown, Dale Carlton, Pete Goodwin and Ted Vacketta present. A quorum was present.

Advisory to City Council: Announcement made, City Council will hear the petitions on Tuesday, June 19, 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 Adam Brown. 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. 1 individual who indicated that they were going to speak was sworn-in.

Public Hearing(s):

Special Use Permit #231 – William Smalley is requesting a special use permit to allow for a manufactured home at 323 Sunset Rd in the RR Rural Residential Zoning District.

Petitioner: William Smalley advised that he owns the property and that they would demolish the existing house and place the manufactured home just to the South of the location of the existing house. The property is situated well off of the road and is accessible by a shared gravel driveway. They would place the manufactured home and then demolish the existing house.

Supporting the Petition – None

Opposition to the Petition – None

Questions or Comments from the Commission:

Adam Brown: This will be sitting on a foundation correct?

Mr Smalley: Yes, it will be on piers, and have a clearance area below that will be covered up with skirting.

Department Recommendation: Christopher Milliken, indicated that the property is located just outside city limits and has been zoned RR Rural Residential and other manufactured homes are located in the area. Milliken indicated that one neighbor had contacted the department prior to the meeting, questioning whether it was a mobile home or manufactured home that was being placed.

Motion made by Ted Vacketta to accept the preliminary findings of facts as presented and approve Special Use Permit #231.

Seconded by Dale Carlton

Roll Call: Yes: Adam Brown, Dale Carlton, Pete Goodwin, Ted Vacketta, & Tracy Taylor

No:

Abstain:

Absent: Katasha Butler

Motion carried: Special Use Permit #231 Approved

Zoning Petition #264 – The Zoning Administrator is requesting that Chapter 150 of the City code, known as the Danville Zoning Ordinance, be amended to make changes to the administrative provisions in the ordinance, specifically to combine the powers and duties of the Planning & Zoning Commission and Zoning Board of Appeals under the Planning & Zoning Commission.

Petitioner: Christopher Milliken explained that the purpose of this request was to make the changes within the zoning ordinance text in order to officially combine the duties and powers of the Zoning Board of Appeals into the Planning & Zoning Commission. The City Council had already taken action to change that in the City code, this would make it official in the Zoning Ordinance.

Supporting the Petition – None

Opposition to the Petition – None

Questions or Comments from the Commission:

Dale Carlton: What was the reason for this?

Mr Milliken: Primarily due to the difficulty in finding residents to volunteer to serve on boards and to make administration and enforcement of the zoning ordinance more efficient.

Motion made by Ted Vacketta to accept the preliminary findings of facts as presented and approve Zoning Petition #264.

Seconded by Pete Goodwin

Roll Call: Yes: Adam Brown, Dale Carlton, Pete Goodwin, Ted Vacketta, & Tracy Taylor

No:

Abstain:

Absent: Katasha Butler

Motion carried: Zoning Petition #264 Approved

Zoning Petition #265 - The Zoning Administrator is requesting that Chapter 150 of the City code, known as the Danville Zoning Ordinance, be amended to make changes to the district use regulations in the ordinance, including adding specific regulations for solar energy systems and wind energy systems.

Petitioner: Christopher Milliken explained that the City has been approached by several businesses in the community over the past few years with interest in installing either wind or solar energy systems on their properties. The Zoning Ordinance does not currently provide any regulations to allow for such uses at present so everything proposed in the petition would be new. The Small Wind Energy System requirements would be for accessory use installations on existing properties, this does not address nor allow for large scale wind energy systems (Wind Farms). The Solar Energy System requirements would provide requirements for the installation of small scale solar energy systems for use on an individual property as an accessory structure/use as well as large scale solar energy systems that would be tied to the power grid and which would be considered a principal use of a property. The City has been approached by individuals looking at each of the types of systems. Milliken then proceeded to talk about each of the specific requirements being proposed.

Supporting the Petition – None

Opposition to the Petition – None

Questions or Comments from the Commission:

Ted Vacketta: Could we reconsider the wording for determining Wind Energy System height and change it so that is less confusing by possibly changing the wording to read the maximum height of any part of the wind energy system?

Mr Milliken: Yes, as proposed it could very well be confusing so I would be good with that change to provide clarity.

Motion made by Pete Goodwin to accept the preliminary findings of facts as presented and approve Zoning Petition #265 with the clarification made to the wording of wind energy system maximum height.

Seconded by Dale Carlton

Roll Call: Yes: Adam Brown, Dale Carlton, Pete Goodwin, Ted Vacketta, & Tracy Taylor

No:

Abstain:

Absent: Katasha Butler

Motion carried: Zoning Petition #265 Approved

Items of Information: Milliken indicated that with the City Council recently approving changes to Chapter 33 and the makeup of the Planning & Zoning Commission that the thought would be to move forward by reappointing all of the existing members of the Commission, and although a vacancy still does exist ideally filling that one vacancy on the commission at the same time and thus bring everything into the present. All Commissioners agreed with this approach and with being reappointed.

Discussion on Possible Zoning Ordinance Changes: Chris Milliken introduced Cole Jackson who presented possible form based zoning concepts that were being reviewed for the Downtown area. After the concepts were presented the Commissioners were asked to provide feedback on the concepts presented and what they did or didn't like about each of them. Further review and discussion will then take place to determine whether such zoning would be feasible for use in the Downtown area.

The meeting was adjourned at 6:02pm.