

1. Call Meeting To Order

2. Roll Call

3. Public Participation

This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less

4. Approval Of Meeting Minutes

4.A. May 16, 2016 Planning & Zoning Board Meeting Minutes

Documents: [5.16.16 PZB.PDF](#)

5. Purpose Of Meeting - Chairman/Staff

6. Meeting Adjourned

MINUTES OF THE PLANNING AND ZONING BOARD, MAY 16, 2016

The minutes of the regularly scheduled Planning & Zoning Board Meeting of May 16, 2016, held in Council Chambers of the Municipal Building in Monticello, Piatt County, Illinois.

Meeting convened at 7:00pm

MEMBERS PRESENT:

Mike Hawkins
John Frerichs
Tim Timmerman
Tim Higham
Gerald Day
Marthaan Riegel

Callie Jo McFarland
Bob Mahrt

MEMBERS ABSENT:

John Frerichs
City Clerk Harlan

Chairman Hawkins called the meeting to order at 7:00pm and roll call was taken. No individuals signed up for public participation, and there were no meeting minutes to approve. Chairman Hawkins stated the purpose of the meeting was to hold a public hearing and make a recommendation on a Variance request for 330 Gainesborough Court; a Conditional Use; and to discuss and make a recommendation on a proposed text amendment to the signage ordinance.

Ms. McFarland gave an overview of the Variance Request. Ms. Alexander would like to construct an enclosed porch over an existing deck on the north side of her property at 330 Gainesborough Court. Constructing the porch would encroach into the side yard setback, so Ms. Alexander is petitioning to reduce the sideyard setback from 9.025' to 8'6". All adjacent property owners were notified by certified mail, and a public hearing was published in the April 27th edition of the Piatt County Journal-Republican. There was no public comment brought to the attention of City Staff, and the Chimney's HOA had no concerns with the request. Chairman Hawkins opened the public hearing at 7:04pm, and with no public testimony, Ms. Breitweiser made a motion to close the public hearing at 7:05pm, with Mr. Beem seconding the motion. With no further discussion, Mr. Beem made a motion to approve the variance as written. Ms. Breitweiser seconded the motion and the motion carried unanimously.

First Baptist Church owns the property to the north of the church, 414 E. Livingston, which houses the parsonage and outdoor area for the church. The property also has an existing storage shed and play structure. The church would like to construct an open pavilion that is 20' x 45' to use as a fellowship area on the property. Because the zoning ordinance allows for one accessory structure, the church has applied for a conditional use permit to allow an additional accessory structure. All adjacent property owners were notified by certified mail, and a public hearing was published in the April 27th edition of the Piatt County Journal-Republican. There was no public comment brought to the attention of City Staff. Chairman Hawkins opened the public hearing at 7:09pm. There was no public testimony and Mr. Day made a motion to close the public hearing at 7:09pm, with Mr. Timmerman seconding the motion. Mr. Day made a motion to approve the conditional use request for 414 E. Livingston. Mr. Beem seconded the motion and the motion carried unanimously.

Based upon the direction from Mayor Stoner, City Staff was asked to take the signage ordinance to the attorneys for drafted amendments, particularly the section regarding temporary signage. Ms. McFarland stated that the existing ordinance as it relates to temporary signage presents discrepancies in interpretation, which also creates issues for enforcement. She reiterated that the City itself cannot control content or the message on the sign, as that is a freedom of speech violation. The City can only control size, placement, and duration. Additionally, the City cannot control the duration of time that political signs are placed. City legal counsel has reviewed the signage ordinance and recommends the following amendments. The first section of the proposed amendment is related to the posting of bills, and would be added to Chapter 130, (General Offenses). In section two, (Chapter 153, Zoning Ordinance), it is recommended the elimination of the temporary special event signs. The verbiage creates an issue with no definition of 'special event sign' without discriminatory actions. It is recommended that if the Planning & Zoning Board and City Council wishes to retain the 'special event sign' component, they need to discuss the height, size, location, number of sign, spacing, materials, and method of placement- not the content to go on the sign. Questions such as enforcement and the impact on the community entryway announcement signs were discussed, as well as the use of temporary event signage for events. Chairman Hawkins opened the public hearing, and Mr. Shreffler spoke questioning the trespassing of signage on public utility poles. The public hearing was closed at 7:31pm, after a motion and second. A motion was made by Mr. Day, seconded by Mr. Beem to approve the proposed text amendment. Motion carried.

With no further business, the meeting adjourned at 7:39pm.

Respectfully submitted by,

Callie Jo McFarland
City of Monticello