

1. Call Meeting To Order

2. Roll Call

3. Public Participation

Please note this meeting will be held in person, at the Livingston Center, 224 E Livingston, and will also have remote participation available. If attending in person, a face covering is required.

In-Person 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 the Board from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less.

Remote Participation: This is an opportunity for the public to provide public comment to the Presiding Officer. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less. At this time, members of the public are able to attend public meetings by web conference, and to submit public comment by email, voicemail, or through web conference:

Email: jep@cityofmonticello.net
Voicemail: 1-217-762-2583 Ext 22
February 15, 2021 Planning & Zoning Board Meeting
Mon, Feb 15, 2021 7:00 PM - 8:30 PM (CST)

Please join my meeting from your computer, tablet or smartphone.

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/366137005](https://global.gotomeeting.com/join/366137005)

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 366-137-005

<!-- [if !supportLineBreakNewLine] -->

<!-- [endif] -->

4. Approval Of Meeting Minutes

4.A. September 21, 2020 Planning & Zoning Board Meeting Minutes

Documents:

[PZB MINUTES 9.21.2020.PDF](#)

5. New Business

5.A. Introduction Of Rezoning Request

Upon annexation, a parcel of property on N. State Street would automatically be zoned to Urban Residential (RD). The owner is requesting rezoning the property to Single Family Residential (RE-1), a more appropriate designation for the proposed use (153.015).

Documents:

[PZB HERITAGE MEMO.PDF](#)
[HERITAGE REZONING MOTION.PDF](#)
[REZONING 1.PDF](#)
[ANNEXATION PLAT.PDF](#)

5.A.i. Project Overview - Petitioner/Staff

5.A.ii. Questions & Discussion From The Planning And Zoning Board

5.A.iii. Public Testimony Period

5.A.iv. Public Hearing Is Closed

5.A.v. Action - Planning And Zoning Board

5.B. Introduction Of Preliminary Plan

Request for preliminary plan approval of The Heritage Subdivision as required by the Code of Ordinances for the City of Monticello (152.041).

Documents:

[PRELIMINARY PLAN MEMO.PDF](#)
[THE HERITAGE MOTION FOR PRELIMINARY PLAN ZBA APPROVAL.PDF](#)
[PRELIM 1.PDF](#)
[PRELIM 2.PDF](#)

5.B.i. Project Overview - Petitioner/Staff

5.B.ii. Questions & Discussion From The Planning And Zoning Board

5.B.iii. Public Testimony Period

5.B.iv. Public Hearing Is Closed

5.B.v. Action - Planning And Zoning Board

6. Meeting Adjourned