

**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](mailto:jep@cityofmonticello.net)

Voicemail: 1-217-762-2583 Ext 22

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

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/278771957](https://global.gotomeeting.com/join/278771957)

You can also dial in using your phone.

United States: **+1 (224) 501-3412**

**Access Code:** 278-771-957

**4. Approval Of Meeting Minutes - December 20, 2021, Planning & Zoning Board Meeting Minutes**

Documents:

[PZB MINUTES 12.20.2021.PDF](#)

**5. New Business**

**5.A. Introduction Of Conditional Use Permit - Sage Crossing Lot 3**

HHH Sage Crossing LLC (Doug Huisinga), is seeking a Conditional Use Permit for Sage Crossing Lot 3 zoned IC – Planned Commercial/ Industrial. The Conditional Use is needed

to allow for multiple main uses: A restaurant, and future potential uses of a drug store, clinic, professional office and retail on one parcel, under the terms of the Monticello Zoning Regulations Section 153.017 Table I.

**5.A.i. Project Overview**

**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**

**6. Meeting Adjournment**