

PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 7, 2013
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. October 7, 2013 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: Carson, Colwill, McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Absent: Huddleston. Also present were Building Inspector Countryman and City Clerk McKinney. There was a quorum present.

Minutes: The July 1, 2013 minutes held over till next meeting

Public Commentary: City Manager Plyman introduced Michelle Pease, new Community Development Director.

Commissioner Comments: Asked to review Comprehensive Plan.

Director's Report:

- Inspector Countryman updated the Board on Community Development business.

Business Item:

Case PZC-9-13 Rochelle Avionics Variance for Wall Signage. Colwill moved and seconded by Snyder-Chura, **"I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-9-13."** A roll call vote was taken. Ayes: McNeilly, Carson, Shaw-Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: None. Motion passed 7-0. The Petitioner is requesting a variance for a 450 square foot wall sign on the North side of the Aircraft Hangar at 1205 Gurler Road in Rochelle to advertise their business to customers using the Rochelle Airport. The petitioner is requesting to place the sign on the hangar door so when the door is open you will see the sign from the air or from the runway when it is closed. Under the adopted sign ordinance the proposed sign exceeds the allowable square footage allowed for wall signage.

Staff finds the requested sign variance for Rochelle Avionics will allow customers to visibly see the business as they fly in to the airport. Due to the size of the hangar, the sign will be a nice addition to a blank canvas and is recommending **Approval** of the petition to allow the proposed signage. Approval will be subject to: Applying for a permit with the building division and keeping the sign in good repair. Mark Delhotal and Jerry Sello, Owner of Rochelle avionics were present to answer questions. Colwill moved and seconded by McNeilly, **"I move the planning and Zoning Commission return to Opens Session."** Motion passed by voice vote without dissent. Colwill moved and seconded by Carson, **"I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-9-13 for Rochelle Avionics Variance for Wall Signage located at 1205 Gurler Road."** A roll call vote was taken. Ayes: McNeilly, Carson, Shaw-Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: None. Motion passed 7-0.

DISCUSSION ITEMS:

Photos from Mr. Colwill concerning intersections that need stop lights.

The Planning and Zoning Commission adjourned at 8 p.m.

Bruce W. McKinney
Bruce W. McKinney, CMC
City Clerk, City of Rochelle