

## **Planning/Development Committee Minutes**

### **August 4, 2015**

The meeting was called to order at 5:30 p.m. by Chairperson Ann DeSmith in Room 103J Room of the Henry County Courthouse with members Marshall Jones, Lynn Sutton and Rick Livesay present. Zoning/Building Department Manager Kyle Stromquist was also present.

- I. Public comment: none.
- II. Approval of Minutes: Marshall Jones made a motion to approve the July 8, 2015 minutes as printed, Lynn Sutton seconded. Motion carried.
- III. County Board Zoning Agenda:
  - A. 15-07 MA Ann DeSmith stated Mike Bellóvics would like to rezone the Howard School property from AG-1 Agriculture to B-1 Business zoning to allow white collar office space use of the existing building. Rick Livesay made a motion to recommend approval of the 15-07 map amendment, Lynn Sutton seconded. Motion carried.
  - B. 15-08 MA Ann DeSmith stated that Ryan and Gloria Brock would like to rezone 1 acre of the 3.17 acre parcel from AG-1 Agriculture to R-1 Residential to build a new home on the site. DeSmith said the number of acres going back into production will negate the ground coming out of production at the site. Marshall Jones made a motion to recommend approval of the 15-08 map amendment, Rick Livesay seconded. Motion carried.
  - C. 15-09 MA/SU Ann DeSmith presented the proposal of Rich and Amanda Feltner to rezone the old Sandy's headquarters south of Kewanee from M-1 Manufacturing to R-1 Residential with special use permits for a daycare business and a computer repair business at the existing building. This would allow the property to be used as a home with special use permits for the businesses. Lynn Sutton made a motion to recommend approval of 15-09 map amendment with special use permits, Marshall Jones seconded. Motion carried.
  - D. 15-10 MA/SU Ann DeSmith stated the Dhal Family Farm Corporation is proposing to sell 5.18 acres to Hillsdale Elevator for a grain receiving facility. The Department noted the parcel is adjacent to similar manufacturing zoned property. Marshall Jones made a motion to recommend approval of the 15-10 map amendment with special use permit for a grain receiving facility, Rick Livesay seconded. Motion carried.
- IV. Monthly Income Summary and Expenses: Income and expenses were reviewed for the Zoning/Building Department, Solid Waste Management Department the FY2016 Budget. The committee reviewed the newest employee evaluation for the Zoning and Building Department Head. Lynn Sutton made a motion to forward the presented FY2016 budget as amended, Rick Livesay seconded. Motion carried.
- V. Old Business: none.
- VI. New Business: none.

VII. Next regular scheduled Planning/Development meeting is set for Wednesday,  
September 2, 2015 at 5:30 p.m. in Room 103J of the Henry County Courthouse.

With no further business, Lynn Sutton moved to adjourn, Marshall Jones seconded. Motion  
carried. The meeting adjourned at 6:25 p.m.

Respectfully,

Kyle Stromquist  
Zoning/Building Manager

KES/ms