

**Minutes of the  
Port Byron Planning and Zoning Commission  
October 12th, 2016 – Port Byron Village Hall  
7:00 PM**

The Planning and Zoning Commission met on Wednesday, October 12th, 2016 at 7:00 PM at the Village Hall.

**Introduction:**

The meeting was called to order at 7:08 PM by Chairman Gerry Meade, after the Zoning of Board Appeals meeting.

Roll Call/Establishment of Quorum:

Roll Call: Present: Members Wes Wells, Bob Wilson, Sarah Ford, Bruce Peterson, Bob Lagerblade, Scott Angelici, and Chairman Gerry Meade.

Roll call established a quorum was present and the Pledge of Allegiance was recited.

**Building Inspectors Report:**

The report submitted showed Building Inspector Doug Streeter giving approval for the requested variance concerning a proposed garage at Bob Wells' residence. There will also be a variance request at an upcoming meeting for the Bert/Muellers. Permits issued this month include 3 reroofs, 1 siding job, and 1 water heater worth a total of \$33,576 and bringing in \$688.90 in permit fees. Other upcoming projects are constructions of three new houses.

**Chairman's Discussion:** Gerry offered reminder that early voting will take place at the Village Hall from 8:30-4 on November 2<sup>nd</sup>. He also informed the committee that there are 46 unimproved, available, or vacant lots in the TIF district, as relayed by Lou DiLauro.

**Gallery Comments:** Ron Jacobs offered his experience in dealing with residential TIF districts and why the board should reconsider adopting a program to put one into place. TIF Chairman Todd Wiebenga updated those in attendance about the ongoing discussions to adopt a program that would award homeowners with a possible rebate of up to 10% for construction rebates on new home projects, as a way to attract new community members and build the tax base in Port Byron. Mayor Kevin Klute stated that the program is being considered to attract and incentivize new homeowners in Port Byron. Some in attendance questioned whether it was a fair practice, since they weren't able to receive rebates during their construction, or it may impact the value of their homes. Further discussions about the impact of TIF and how it negatively affects school funding ensued. Discussion then turned to the possible closing of Exelon, and how much that will affect taxes in Port Byron. Todd concluded that his directive from the board was to get feedback from the Planning and Zoning Committee about the possible program; Bruce Peterson posed that more time is needed to see how the Exelon closure impacts Port Byron, to get more questions and have more open discussions from the community, and to table the request until another time, if at all, since TIF is not in the domain of the P&Z discussions. Gerry recommended that the Committee return the request to the Village Board, as there is no complete consensus from the Planning and Zoning Committee.

**Zoning Board of Appeals:** Alicia Mueller asked the Committee to consider their request for a variance to give two 35-foot easements on their corner lot property. They will be at the November 9<sup>th</sup> meeting for the formal request.

**Old Business:**

**Approve Minutes:** Wes moved and Bruce seconded to approve the minutes from the September 14th, 2016 P&Z Meeting. All in favor.  
Motion carried.

**The Subdivision Ordinance** is in front of the Village Board awaiting a developers' update from MSA.  
**Residential TIF** - An email regarding the residential TIF funding was reviewed, but due to prior discussions during the Gallery, no further discussions were needed.

**New Business:**

Gerry informed the Committee that the River Cities Rotary "Little Free Library" is built and ready for a location; members of the Committee thought the first location chosen, near the playground, was too close to the library, while others thought the high traffic and more security was a safer location. Wes proposed putting it by the World War II memorial; Sarah proposed the wooden gazebo. A motion was made by Sarah, and seconded by Bob L., to install the Little Free Library near the wooden gazebo on Main Street. All in favor, and motion was approved.

Sarah updated the Committee on the formation of the Green Committee, and how a resolution to begin has been updated. Some projects can be a collaborative effort between both committees, such as maintaining the public gardens.

**P&Z 2016 Projects:**

Bruce is still making progress updating the Village Sign Ordinance, which he will eventually bring to the Board for approval.

Mayor Kevin Klute informed the committee that he had just received word that Port Byron will receive a \$1.157 million ITEP grant for sidewalk repairs and enhancement on High Street. There will be a working group to complete the process, including MSA and the Economic Development and IRDC Committees. This funding will help with the P&Z goal to complete the High Street Beautification project.

The P&Z 2017 project plan identification was tabled until the next meeting, or at least until the end of the year, due to time constraints.

**Further Gallery Comments:**

None

**Adjournment:**

With no further business to come before the Commission at this time, Bruce made a motion, seconded by Wes, that the meeting be adjourned.

All in favor. Motion carried and meeting adjourned at 8:43 p.m.

Respectfully Submitted,

Sarah Ford