

## MINUTES OF THE CITY OF PONTIAC PLANNING AND ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, March 12, 2019 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Tom Sullivan, petitioner, has requested to change the zoning of Lots 70, 71, 72, and 78 of Countryside Estates 3<sup>rd</sup> Addition from R-1 zoning to R-2 and to combine Lots 70 & 78 and combine Lots 71 & 72. He is also requesting the vacation of the public utility easements between Lots 71 & 72 and Lots 70 & 78, which includes the pedestrian walkway between Lots 71 and 72. The legal description is as follows: Lots 70, 71, 72, and 78 of Countryside Estates 3<sup>rd</sup> Addition to Pontiac, Illinois.

The following members were present, Bill Abraham, Rick Baier, Bill Cole, Paul Giordano, and Tim Lewis. Patrick Martin and Matt Stock were absent. Also present were Dave Lopeman from the Building Department, David Wilson from the Building Department, City Attorney Alan Schrock, City Engineer Brian Verdun, and Ronnie Fellheimer who is representing for Tom Sullivan. With a quorum being present, the meeting began at 4:32 p.m.

Tim Lewis made a motion to approve the minutes from the January 28<sup>th</sup> meeting and with a second by Rick Baier and with a unanimous yes vote, the minutes were approved. Ronnie Fellheimer discussed with the Board that Tom Sullivan wished to change the zoning of the lots, combine the lots, and vacate the public utility easements in order to build two duplexes on the lots. Kimber Allen, 803 Lawrence Way, questioned the appearance of the duplexes and wondered if these duplexes will affect the value of the subdivision. Members of the Board mentioned that they were unaware of how Mr. Sullivan was going to build these duplexes but felt that Mr. Sullivan would not allow his duplexes to negatively affect the subdivision. With no objections, Bill Cole made a motion to recommend to the City Council to approve the request. Tim Lewis seconded the motion and the motion passed with all present voting yes. Bill Abraham then brought up the future plan of the sidewalk which caused a discussion within the Board. As the connecting sidewalk to Lawrence Way has not been built, the Board felt that omitting this sidewalk would not be an issue. Dave Lopeman then brought up the utility easements and mentioned that permits would not issued until each utility company agreed.

With no further business, Tim Lewis motioned to adjourn the meeting and with a second by Bill Abraham and a unanimous yes vote, the meeting adjourned at 4:50 p.m.

Minutes written and submitted by,

Brittney Miller

Building and Zoning Office