

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

The City of Pontiac Planning and Zoning Board held a meeting on Monday, September 11, 2023, at 4:30 p.m. in the City Hall Council Chambers to consider the following:

MCC Network Services, LLC, petitioner, has requested a rezoning of a property from an R-4 (Multi-Family Residential) to M-1 (Limited Manufacturing) to allow for a telecommunications building. Table 103.81 states that all telecommunication equipment is allowed by a Special Use Permit in an M-1 District, therefore petitioner is also requesting a Special Use Permit. The legal address of the property is Lot 1 & Northernmost 10' of Lot 2 on Block 6 of the Fell's 1<sup>st</sup> Addition to Pontiac, Livingston County, Illinois.

Bernie Miller, petitioner, to obtain a Special Use Permit to construct self-storage units in a B-3 District, required by Table 103-81 Table of Permitted Uses. The legal address of the property is Irregular Lots 1 & 2 of Bernie's Automotive Subdivision to Pontiac, Livingston County, Illinois, commonly known as 501A South Ladd Street.

The following members were present: Rick Baier, Tim Fogarty, Tim Lewis, Bill Abraham, Don Hicks, Pat Martin, and Matt Stock. Also present were David Wilson from the Building and Zoning Office, Alan Schrock, City Attorney, and Jim Woolford, City Administrator. Bernie Miller, Vance Miller, Robbie Bohm, and Sean Vogel were also in attendance as audience members. With a quorum being present, the meeting began at 4:30 p.m.

Rick Baier made a motion to approve the minutes from the August 14, 2023 meeting and with a second from Matt Stock and a unanimous yes vote, the minutes were approved. Sean Vogel, representative for MCC Network Services, LLC, stood before the Board detailing the intended project and stated that only one building will be located on the property, there will be no traffic, as well as little to no noise, especially with a fence around the property. Alan Schrock stated that the property has been vacant for 15-20 years and is adjacent to an M-1 property, meaning that a change of zoning would be permitted. Mr. Schrock also stated that the intended project will serve the community and will be located in a great location for this type of project. Tim Fogarty questioned the real estate tax, to which Mr. Schrock stated that the project will be assessed and will benefit the City financially. Tim Lewis questioned the height of the fence, to which Mr. Vogel stated the fence will be 6 feet. Robbie Bohm (500 W. Cleary Street), stated that both Nutrien and McCoy buildings are for sale, both located in an M-1 District, and would be a better fit for this project. Mr. Bohm also stated that the City should not give residential lots away for commercial uses when there are few residential lots remaining that are not in subdivisions. Finally, Mr. Bohm stated that the City will create \$2,500 or more in tax revenue if kept as a residential use. Mr. Schrock stated that commercial use creates more tax revenue

than residential use and that the City has lots for sale that have been for sale for a very long time, which means this project would not take away any extra lots for sale. Mr. Schrock stated that this project can only be located in certain areas based on different laws and regulations, so this location is perfect for the project. After a brief discussion, Bill Abraham mentioned that he was not in favor of adding any more M-1 lots to the City than there already are. Matt Stock made a motion to approve an M-1 zoning change and approve the Special Use Permit as requested by petitioner, however, this motion died for lack of a second. Rick Baier made a motion to deny both the zoning change and Special Use Permit and with a second from Bill Abraham and a 6-1 vote, the motion was approved.

Bernie Miller, representative, stood before the Board discussing his potential use for self-storage units located on his property. Mr. Miller stated that one building will be 20'x180', another building will be 40'x160', with 10'x20' units, and a 5'x10' unit on each end. Mr. Schrock then briefed the Board over the codes and the reasoning for a Special Use Permit and that the intended project meets all requirements. With no discussion, Bill Abraham made a motion to allow the Special Use Permit as intended by the petitioner, and with a second from Rick Baier, and a unanimous yes vote, the motion was approved.

With no further discussion, Tim Lewis made a motion to adjourn the meeting, and with a second from Tom Hicks and a unanimous yes vote, the meeting was adjourned at 4:55 p.m.

Minutes written  
and submitted by,

Brittney Miller  
Building and Zoning Office