

PLANNING & ZONING COMMISSION MEETING MINUTES
June 3, 2014 - 7:00 p.m.

In Chairman Carbonetti's absence, it was moved by Commissioner Killeen, seconded by Commissioner Condon to appoint City Clerk Wells as the hearing officer. Clerk Wells called the meeting to order at 7:00 p.m. and called roll. Commission members present: Mike Grieshop, Jim Hutchinson, John Killeen, Tom Condon and Phil Smith. Commission members Jim Carbonetti and Glenda Miller were absent. Also present were City Administrator Nelson, City Clerk Wells and members of the audience.

Planning and Zoning Commission Minutes of December 3, 2014 – Approved

Moved by Commissioner Smith, seconded by Commissioner Killeen to accept the minutes of the Planning and Zoning Commission meeting of December 3rd, 2013, as presented. All ayes. Motion carried.

City of Harvard/Text Amendment to Amend Section 17.44, Conditional Uses, to Add Section 17.44.035, Compliance and Revocation

Hearing Officer Wells opened the hearing in the petition of the City of Harvard for a text amendment to amend Section 17.44, Conditional Uses, to establish regulations for compliance and revocation. The Certificate of Publication was noted and entered into the record. Clerk Wells presented into record the signed petition submitted by the petitioner which was brought to the Commission by motion and direction of the City Council. The parties of interest in the petition were present.

Staff Report: None

Identification of Objectors/Supporters/Witnesses/Audience Participation

No objectors, supporters or witnesses were identified.

Presentation of Evidence by Petitioners

Upon being sworn in by City Clerk Wells, City Administrator Dave Nelson gave an overview of the City of Harvard's petition and proposed ordinance for a text amendment to Section 17.44, Conditional Uses to add Section 17.44.035, Compliance and Revocation.

Questions by Planning and Zoning Commissioners to Petitioners: None

Audience Participation: None

Vote on Petition

Moved by Commissioner Smith, seconded by Commissioner Condon to recommend to the City Council to approve the petitioner's request to approve an ordinance Amending Section 17.44, Conditional Uses, to add Section 17.44.035, Compliance and Revocation, as discussed. Roll call vote: Grieshop, aye; Hutchinson, aye; Killeen, aye; Condon, aye and Smith, aye. Motion approved six to zero.

Moved by Commissioner Hutchinson, seconded by Commissioner Condon to close the hearing. All ayes. Motion carried.

City of Harvard/Text Amendment to Amend Section 17.20.100, Table 3, Permitted Uses in Zoning Districts and Section 17.56, Definitions to Provide for Group Homes that Conform to the Federal Fair Housing Act

Hearing Officer Wells opened the hearing in the petition of the City of Harvard for a text amendment to amend Section 17.20.100, Permitted Uses in Zoning Districts, Table 3 and Section 17.56, Definitions to provide for group homes that conform to the Federal Fair Housing Act. The Certificate of Publication was noted and entered into the record. Clerk Wells presented into record the signed petition submitted by the petitioner which was brought to the Commission by motion and direction of the City Council. The parties of interest in the petition were present.

Staff Report: None

Identification of Objectors/Supporters/Witnesses/Audience Participation

No objectors, supporters or witnesses were identified.

Presentation of Evidence by Petitioners

Upon being sworn in by City Clerk Wells, City Administrator Dave Nelson gave an overview of the City of Harvard's petition and proposed ordinance for a text amendment regarding Group Homes that would conform to the Fair Housing Act. Administrator Nelson noted that the City has been writing grants with the McHenry County for Community Development Block Grant (CDBG) monies for many years and has received several million dollars to improve sections of storm sewers and roadways in the older section of Ward 4. This grant program is administered by McHenry County and overseen by the Federal Government (HUD). When the City submitted their most recent grant, McHenry County noted an objection in our zoning code that they termed discriminatory towards peoples with disabilities and living arrangements they may have in group homes. The proposed ordinance was drafted by the City Attorney which changes group homes from a conditional use to a permitted use and provides exclusions for halfway houses.

Questions by Planning and Zoning Commissioners to Petitioners: None

Audience Participation: None

Vote on Petition

Moved by Commissioner Killeen, seconded by Commissioner Condon to recommend to the City Council to approve the petitioner's request to approve an ordinance Amending Section 17.20.100, Uses Permitted in Zoning Districts, 17.20.100 Table 3 and Section 17.56, Definitions of the Harvard Municipal Code, Regarding Groups Homes. Roll call vote: Hutchinson, aye; Killeen, aye; Condon, aye; Smith, aye and Grieshop, aye. Motion approved six to zero.

Moved by Commissioner Hutchinson, seconded by Commissioner Condon to close the hearing. All ayes. Motion carried.

At 7:20 p.m., moved by Commissioner Condon, seconded by Commissioner Grieshop to adjourn the meeting. All ayes. Motion carried.

Submitted by:


City Clerk Andy Wells

Date: 6-11-14