

FAIRBURY PLANNING COMMISSION

MINUTES

Meeting
March 14th, 2022
6:30 p.m.

Chairman Paul Schramm read the statement regarding the Open Meetings Act, called the meeting to order at 6:30 p.m. and asked for roll call. Other members present were: Karl Hoeting, Thayne Tatro, Cathy Kleine, Devin Lovgren, Matt Kapke.

1. Approval of the minutes from the January 10th, 2022 Meeting. Discussion, taking of any necessary or desired action.

Member Tatro made the motion to approve the minutes of the January 10th, 2022 meeting. Member Lovgren seconded the motion. By roll call, the vote was: 6 - "yes" (Schramm, Tatro, Hoeting, Kleine, Kapke and Lovgren) / 0 - "no". The motion passed.

2. **Public Hearing** regarding an ordinance amending the City of Fairbury Zoning Regulations – 2013 Edition, Section 5.12 RM Mobile Home Residential District and 5.06 Land Use Categories/Matrix. Discussion; taking of any necessary or desired action.

Chairman Schramm opened the hearing at 6:31pm. Bedlan informed the commission that the owner of the only Mobile Home Park in Fairbury was aware of the hearing place and time however he is not present. Bedlan presented the recommended amendments to the commission. The location of the mobile home park was discussed. Bedlan noted that the location was good for an RV park and felt that allowing for recreational vehicles at this site would be a benefit to the city. The commission agreed however, questioned the ability to enforce a temporary time frame on the RV's. Bedlan explained that the Park owner would be responsible to enforce the temporary time frame and if there is a violation city action would need to be taken against the land owner just like all other zoning violations. The commission noted that the owner has not been present for any of the meetings and stated that they would like the owner to be present to answer questions. Chairman Schramm closed the hearing at 6:46pm. Member Kleine made the motion to postpone this item until the Mobile Home Park owner can attend the hearing. Member Tatro seconded the motion. By roll call, the vote was: 6 - "yes" (Schramm, Tatro, Hoeting, Kleine, Kapke and Lovgren) / 0 - "no". The motion passed

3. Discussion and recommendation regarding amendments to City of Fairbury Zoning Regulations – 2013 Edition, Section 9.03 wireless communication towers. Discussion; taking of any necessary or desired action.

Bedlan introduced Robert Naumann from CMS who explained the proposed amendments. There was some discussion regarding the approved tower proposed to be located in the downtown district and the church located within the fall zone. Naumann explained the levels of approval and the different variables that would go into determining if something should be located in the fall zone of a tower. He clarified that currently RF emissions are categorically excluded from the zoning code because the FCC regulates those. It is explained that the already approved towers will not be reviewed against the new code until they make changes to the existing towers at which time a new application will need to be submitted, reviewed and approved. Robert further clarified certain terms used in the proposed ordinance and some specifics in regards to the application procedure. Member Tatro made the motion to

hear this proposed ordinance amendment at the next regularly scheduled meeting. Member Lovgren seconded the motion. By roll call, the vote was: 6 - "yes" (Schramm, Tatro, Hoeting, Kleine, Kapke and Lovgren) / 0 - "no". The motion passed

4. Comments from the public on non-agenda items.

With no comments from the public on non-agenda items member Tatro made the motion to adjourn. Member Lovgren seconded the motion. By roll call, the vote was: 5 - "yes" (Tatro, Hoeting, Kleine, Kapke and Lovgren) / 1 - "no" (Schramm). The motion passed

Laura K. Bedlan
Planning Commission Secretary