

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
JUNE 23, 2011 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, June 23, 2011 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Chairman Houck called the meeting to order with the following members present: Lawton, Scriven, Seagren, Yount, Weitzel and Chairman Houck. Absent: Corken and Marx.

Motion was made and seconded to approve the minutes of March 24, 2011.

Oath to testify was given.

PETITION TO VACATE  
1302 WEST SECOND STREET  
PETITIONER: PAULA PORTNER

Tom Murray represented the petitioner and stated that Paula and Peter Portner have resided at 1302 West Second Street for 14 plus years and own their home. He stated they have a gravel driveway that needed to be repaired and found at that time the property where the driveway is located is owned by the city. Murray stated they have maintained the property the entire time of owning their home and the city has never used the land for anything and therefore would like to purchase this land.

Weitzel asked Paul Shiaras if this property originally was owned by the railroad and if it is abandoned. Shiaras said it is his understanding the city owns the land and the Railroad had an easement. Shiaras stated this in an unimproved right of way and the railroad has abandoned it. He also commented that all easements that are currently in place would need to remain in place. Shiaras said this lot is not buildable and explained to the petitioner that the city council, at the July 5<sup>th</sup> meeting, will place a price on this parcel and you will then decide if you wish to purchase the lot or not.

Motion was made by Scriven and seconded by Weitzel to approve the petition to vacate all that part of Harrison Avenue between Lots 1 and 2 Block 17 in Gilbraith's subdivision adjacent to 1302 West Second Street, Dixon, Illinois. Petitioner: Paula Portner. Voting yea: Scriven, Lawton, Seagren, Yount, Weitzel and Chairman Houck. Voting nay: none. Motion carried: 6-0.

OLD BUSINESS

WIND TURBINE ORDINANCE DISCUSSION

Tom began the discussion with concerns from the January meeting on the setbacks and locations for any wind turbines. Tom said the way the draft is written calls for the height of the turbine plus five feet from a property line. Tom reminded that John had requested

information on what other municipalities are doing in this regard. He explained a few others that he had researched and asked if John's main concern is that the fall zone is too restrictive. John said that is correct. Chuck asked if the height of the tower included to the top of the blade, Tom said yes. John stated if the tower is 30 feet tall, it would need to be placed 35 feet from the property line, and commented that most lots in the city would not be big enough for this. Paul reminded that past speakers on the issue of height have said 35 feet is not sufficient for use and would need to be considerably taller.

Discussion followed regarding the fall zone, the height requirement and the safety issues. John asked that if Schaumburg only requires 10 feet from property line regardless of height then why should ours be more restrictive and this will eliminate a lot of people from using these. John feels what is good for Schaumburg should be good for Dixon.

Tom asked John if he would like to propose a change to the setback allowance and put it to a vote. John agreed and made a proposal to change the setback to 5 feet from the property line. Tom called for a vote. Voting yea: Yount and Weitzel. Voting nay: Lawton, Scriven, Seagren and Chairman Houck. Motion lost: 2-4.

#### NEW BUSINESS

Approval of Meeting Dates for fiscal year 2011 – 2012

Motion was made to approve the meeting dates for fiscal year 2011 – 2012 and all were in favor.

Elect Chairperson for fiscal year 2011 – 2012

Motion was made to re-elect Tom Houck as chairman for fiscal year 2011 – 2012 and all were in favor.

Meeting adjourned at 6:35 pm.

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Jane Haws, Secretary