

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
JULY 22, 2010 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, July 22, 2010 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

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

Motion was made and seconded to approve the minutes of June 24, 2010.

Oath to testify was given.

PETITION FOR ANNEXATION AND ZONING
881 STONEY POINT ROAD
PETITIONER: ANNA C. SZABO

Mike Szabo was present to represent the petitioner, his mother, Anna Szabo. He explained the septic system needed repair and will need to hook on to the city sewer and therefore will need to annex.

A motion was made by Weitzel and seconded by Scriven to approve the annexation of the property commonly known as 881 Stony Point Road, Dixon, Illinois, and upon annexation the property be zoned R-1, Single Family Residential District. Petitioner: Anna Szabo. Voting yea: Scriven, Marx, Corken, Yount, Weitzel, Van Matre and Chairman Houck. Voting nay: None. Motion carried: 7-0.

OLD BUSINESS

WIND TURBINE ORDINANCE DISCUSSION

Kevin distributed two handouts, one a copy of a newspaper story on a City Council action in Naperville, Illinois regarding an appeal to the Zoning Board for a 45-foot tall wind turbine at a local car wash, the action was tabled until zoning regulations could be prepared. The other hand out was a summary chart that compared application, set backs, total height, noise, building permits and abandonment that have been put in place in Wisconsin, Chicago and Sterling. Kevin commented there is a lot of variety on how to do this and it will take time.

Other topics were touched on regarding subdivisions within the mile and half, breakage, collapsing and other safety issues that should be considered.

Tom stated these are all legitimate concerns and said he will check with Mike Wolber, Building Department in Sterling, to see what they went through to put their ordinance together. Louise said she would continue to do research on the Internet for the possibility of a speaker that addresses this.

TREE HOUSE DISCUSSION

Tom summarized the discussion from last month on amending the playhouse/accessory building ordinance to address tree houses. He also reminded of Paul's statement regarding one complaint in 14 years and agreed that one complaint doesn't warrant the need for an ordinance. Tom also commented that from his understanding, the city council and Paul are not in favor of an ordinance at this time.

Topics on set backs, definition of playhouse and tree house, and what the code currently reads regarding accessory building use.

Kevin stated he agrees with Tom and said potential future problems just don't appear to be there and the conversation should be deferred.

Tom said this will be kept as a collective experience until more complaints on similar issues come forward.

Jane Haws, Secretary