

City of Dixon  
Plan Commission  
Council Chambers – City Hall  
July 25, 2019 – 6:00 pm

The Dixon Plan Commission meeting was called to order by Chairperson Whaley on July 25, 2019 at 6:00 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll call – Commission Members present: Aurand, Bishop, Ferguson, Gates, Lawton, Seagren, Yount, Wiggins and Chairperson Whaley. Commission Members absent: Scriven  
City of Dixon Staff present: Joe Bay.

Chairperson Whaley introduced and welcomed Chris Bishop to the Plan Commission.

Chairperson Whaley asked for changes or corrections to the minutes that were presented from the June 27, 2019 meeting. After hearing none, Member Gates motioned that the minutes be accepted as presented. Member Aurand seconded the motion. All voted Yea, motion carried.

**PETITION TO REZONE E EVERETT STREET**  
Petition to rezone from R-3 Moderate Density Multiple-Family District  
to B-1 Limited Neighborhood Business District

Petitioner: BCM Land Trust

Chair Whaley presented the information contained in the petition and asked if there was anyone in the audience to represent the petition. Ron Blaine stated that he is a partner of BCM Land Trust that owns the vacant lot and empty building that previously held an accounting office. He stated that they are petitioning to have it rezoned to sell. The current zoning of R-3 is restricting. It has been for sale for 2 years with only one potential buyer some time ago. He stated that the business that was interested was a beauty salon with a couple of other small businesses. He advised that it was originally zoned B-2 back in the 90's and when they put on an addition it was rezoned to R-3 with Special Use. Neighbors, Larry and Loni Byers expressed that they were against the change in zoning for various reasons. They own homes at 121 E Boyd Street and 211 N Ottawa Avenue. Mrs. Byers stated that she would like to see it remain R-3 with Special Use zoning as they object to businesses that create a lot of traffic, restaurants, and others that cause noise, smell, etc.

A motion was made by Member Lawton and seconded by Member Gates to approve the petition as presented. Voting Yea: Aurand, Bishop, Ferguson, Gates, Lawton, Seagren, Yount, Wiggins and Chair Whaley. Voting Nay: None. Motion carried.

**PETITION TO REZONE 114 E EVERETT STREET**  
Petition to rezone from R-3 Moderate Density Multiple-Family District with a Special Use  
to B-1 Limited Neighborhood Business District

Petitioner: Hamilton, Blaine and Murfin Partnership

Chair Whaley presented the information contained in the petition and asked if Mr. Blaine was the spokesperson for this petition. Mr. Blaine advised that he would represent the Partnership since Partner Murfin is deceased and Partner Hamilton resides in Arizona.

Jason Pitman owner of the property at 122 E Everett Street stated that he would prefer to see a rezone after a potential buyer is located. He doesn't want a conflict with his wife's business as the area could not support a high traffic business.

Member Wiggins read the definitions of B-1 and B-2 zoning to clarify and asked Mr. Blaine why the more limited zoning of B-1 was being requested. Mr. Blaine stated that B-1 was recommended by their attorney. Mrs. Byers said that B-2 includes everything in B-1 and they are opposed to the change without knowing what type of business is going in. Code Enforcer Joe Bay advised that B-2 zoning includes everything in B-1, but not the other way around. It was noted by various members and Code Enforcer Bay that ordinances and regulations on parking are already established by the City Council. Mr. Blaine also stated that traffic had not caused issues in the past when the previous dentist was in the office next to them nor when the 40-member accounting staff worked in their building. Mrs. Byers asked the date of the next City Council Meeting. She was advised that the next City Council Meeting is Monday, August 5, 2019 at 5:30 p.m. in Council Chambers.

A motion was made by Member Gates and seconded by Member Seagren to approve the petition as presented. Voting Yea: Aurand, Bishop, Ferguson, Gates, Lawton, Seagren, Yount, Wiggins and Chair Whaley. Voting Nay: None. Motion carried.

As there was no further business to discuss, Chairperson Whaley called for a motion to adjourn. A motion was made by Member Yount and seconded by Member Aurand to adjourn the meeting. Chairperson Whaley declared the meeting adjourned at 7:00 pm.

Recorded by: Stephanie Terranova, Secretary