



# City of Highland

## Department of Community Development Building & Zoning Division

City of Highland  
Combined Planning and Zoning Board  
Minutes of the December 7, 2011 meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were, Koehnemann, Korte, Painter, and Voegele. Lodes, Gallatin, Vance were absent. Also present were City Attorney Long, Director of Light & Power Cook, Chief Building & Zoning Official Limestall, and Recording Secretary Walter. No citizens were present.

### Minutes

The minutes of the November 2, 2011 meeting were approved with no corrections or additions.

### Public Comment

Chairperson Korte opened the Public Comment section. Receiving no comments Chairperson Korte closed the Public Comment Session.

### Public Hearing

Chairperson Korte opened the Public Hearing for a Site Plan Review request by Dan Cook, Director of Light & Power for the City of Highland, 1115 Broadway Highland IL. The request is for a 5000 sq ft addition to the existing Power Plant located at 501 9<sup>th</sup> St Highland. Per Section 90-62, a Site Plan Review is required for any structure over 2500 sq ft. Limestall explained the need for the addition and Director Cook attended to answer questions. Cook stated the City provided one proposed site plan and two alternate plans for review. Due to monetary constraints, Cook suggested recommending Alternate #1 for approval. This plan would save the City \$100 thousand dollars, move the structure away from the existing Power Plant, and allow a garage to be built for vehicle and equipment storage. Five exterior generators will be housed in the in the new building and by moving it away from the power plant it would also move it farther away from the residential area. Cook stated per EPA regulations these generators must be retrofitted and brought into compliance by January 2013. Painter questioned if there will be fuel storage in the building. Cook stated no new storage is planned but there is an existing above ground 30000 gallon fuel tank NE of the power plant that would be utilized. Hearing nothing further Korte closed the Public Hearing session. Limestall stated the City recommends approving the Site Plan request. Motion made by Voegele to recommend approval of Alternate #1 site submittal. Seconded by Koehnemann. Korte entertained discussion on the matter. There was no discussion. Hearing nothing further Korte closed the discussion. Roll call taken. All voted yes. Motion carried.

Discussion of the Comprehensive Plan:

Limestall explained the City Manager was receptive to summaries of Chapters 6, 7, 8, 9, 10. The individual department heads will update their respective chapter after January 1, 2012.

## **Chapter 11 of the Comprehensive Plan – Future Land Use Classifications and Requirements**

**#1 - *The Zoning Code*** – continue to review and update

**#2 – *The Land Development*** – continue to review and update

**#5 – *Capital Improvement and Budgeting process*** – the City has never had the board review Capital expenses and budgets. Does the Board wish to leave this section in or remove it? Would an overall report from Staff suffice? Limestall explained the budget process to the members. Voegele believes there is enough review by the City. Korte and Voegele both thought the board does not have the knowledge or expertise to make an informed review. The Boards consensus was to remove #5 and have staff determined if the Combine Planning and Zoning Board needed to be involved in certain circumstances.

**#6** – Staff function

**#7** – Staff function. Limestall stated there is no verbiage referencing the influence the economy impacts on the City. This should be included.

**#8 – *Comprehensive Appearance Plan*** - Suggestion was made to have a Highland Beautification Program. The Board determined to have staff handle and bring it back to the board if needed.

## **Comprehensive Plan Monitoring and Update**

**2<sup>nd</sup> Paragraph – Annual Review of Comprehensive Plan** - Board determined to remove this section and have Staff handle.

Board recommended adding “Self sufficiency, reduce costs and environmental impact to the community”. Korte requested to see the draft prior to implementation. Limestall will draft and provide at the January meeting. The City’s ultimate goal is to become more self-sufficient and limited reliance on State and Federal taxes.

Adjournment at 7:30 PM