

**CITY OF BELVIDERE  
SPECIAL MEETING OF  
PLANNING & ZONING COMMISSION  
Minutes  
Monday, February 26, 2024  
City Council Chambers,  
401 Whitney Boulevard  
6:00 PM**

**ROLL CALL**

**Members Present:**

Cark Gnewuch, Chairman  
Paul Engelman, Vice Chairman  
Alissa Maher  
Dan Druckrey  
Art Hyland  
Bob Cantrell  
William Bieber

**Staff Present:**

Gina DelRose, Community Development Planner  
Kimberly Whitt, Administrative Assistant

**Ex-Officio:**

Sarah Turnipseed, City Clerk

**City Council Members Present:**

Dan Snow  
Marsha Freeman  
Matt Fleury  
Wendy Frank  
Sandra Gramkowski  
Mike McGee  
John Albertini  
Clayton Stevens  
Ric Brereton  
Natalie Mulhall

**Members Absent:**

The meeting was called to order at 6:00 p.m.

**PUBLIC COMMENT:** None

**OTHER BUSINESS:**

**Houseal Lavigne Associates led presentation and discussion regarding the draft Belvidere Comprehensive Plan-** Nik Davis discussed the three phases of the planning process and that the process is entering the third phase.

Nik Davis reviewed the seven chapters of the draft Comprehensive Plan. Items addressed were:

- The difference between a zoning map and a comprehensive plan
- Focal points based on feedback from stakeholder meetings
- Creating a map that highlights changing land uses
- Housing affordability and diversity
- Using comprehensive plan data for grant applications
- Funding sources

Marsha Freeman questioned the amount of commercial growth shown.

John Albertini questioned the possibility of recreational development.

Nik Davis discussed the next steps in regards to revising the draft plan based on recent feedback, having a public hearing in April and going before the City Council for final vote in May.

Nik Davis discussed the possibility of updating the zoning code to assist in the implementation of the comprehensive plan.

**ADJOURNMENT:**

Motion to adjourn meeting was moved and seconded (Cantrell/Engelman). The motion carried with a voice vote.

The meeting adjourned at 6:53 p.m.

**Recorded by:**



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Gina DelRose  
Community Development Planner