

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, July 9, 2024
City Council Chambers
401 Whitney Boulevard
6:00 pm

ROLL CALL

Members Present:

Carl Gnewuch, CH
Paul Engelman, VCH
Alissa Maher
Bob Cantrell
William Bieber
Daniel Druckrey
Art Hyland

Staff Present:

Gina DelRose, Community Development Planner
Kimberly Whitt, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Vice Chair Engelman called the meeting to order at 6:03 p.m.

Carl Gnewuch arrived at 6:04 p.m.

MINUTES: It was moved and seconded (Maher/Druckrey) to approve the minutes of the June 11, 2024 meeting. The motion carried with a vote 7-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2024-12: Tanner Industries (RZ): The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) on approximately 2 acres commonly known as 2211 and 2193 Hawkey Drive from the RH, Rural Holding District (pending annexation) to the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

PUBLIC HEARING FOR CASE 2024-12 RE-OPENED: 6:05 PM

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 23, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 22, 2024. Ms. DelRose summarized the staff report dated July 2, 2024 and stated the recommendation is for approval of case #2024-12; Tanner Industries, rezoning from RH, Rural Holding District to PI, Planned Industrial District.

Paul Engelman confirmed that the requested rezoning is in compliance with the newly adopted comprehensive plan.

Carl Gnewuch questioned if the use of the property is changing.

Mike Drella confirmed that the applicant is requesting annexation to the City of Belvidere in order to utilize municipal water and sewer so that they can operate their business to the east more efficiently.

Carl Gnewuch questioned the amount of water being utilized.

Gina DelRose stated that the City's water system has plenty of capacity.

Gina DelRose stated that the Commission should be considering whether the property is suitable for development permitted under the planned industrial district in general, not whether or not a specific business is appropriate.

There were no further questions for staff by the Commission, applicant or public.

John Long, representative for the applicant, was sworn in.

Carl Gnewuch questioned how much waste would be created from the water filtration system.

John Long stated that after the water goes through the reverse osmosis filters, it will be stored in tanks to be used for the operations currently occurring on the property to the east. Mr. Long stated that generally 10%-15% of the water that goes through the filters is rejected because of purification levels. In 2023, Tanner Industries used 2.4 million gallons of water which means approximately 2.8 million gallons of water would have been filtered.

There were no further questions for the applicant by the commission or public.

There was no testimony from the public for Case #2024-12.

PUBLIC HEARING FOR CASE 2024-12 CLOSED: 6:17 PM

It was moved and seconded (Cantrell/Maher) to recommend approval of Case #2024-12, as presented by staff. The motion carried with a 7-0 roll call vote.

Ms. Gina DelRose stated the case would move forward to City Council.

OTHER BUSINESS:

Elections-

Motion for Paul Engelman to be Chairman was made by Carl Gnewuch and seconded by Alissa Maher. Motion carried with a 7-0 roll call vote.

Motion for William Bieber to be Vice Chairman was made by Alissa Maher and seconded by Carl Gnewuch. William Bieber declined the nomination.

Motion for Robert Cantrell to be Vice Chairman was made by Alissa Maher and seconded by Paul Engelman. Motion carried with a 7-0 roll call vote.

Congratulations Chairman Paul Engelman and Vice Chairman Robert Cantrell.

DISCUSSION:

Staff Report:

Ms. DelRose stated there will be no meeting in August due to a lack of applications. Ms. DelRose mentioned the Boone County Fair and several new businesses that have opened, are under construction or have pulled building permits.

ADJOURNMENT:

Paul Engelman stated that with no objections the meeting was closed.


The meeting adjourned at 6:29 p.m.

Recorded by:



Gina DelRose
Community Development Planner

Reviewed by:



Kimberly Whitt
Administrative Assistant