

**MINUTES
ZONING BOARD OF APPEALS
SEPTEMBER 12, 2012**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, September 12, 2012 at City Hall, 312 ½ N. Main Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Carlisle	Absent
Holman	Absent
Nybo	Present
O'Keefe	Present
Rosenthal	Present

A quorum was declared.

Nate Kieffer, Zoning Administrator, Joe Nack, City Attorney, and Deb Price, Secretary, were also present.

APPROVAL OF MINUTES:

MOTION: O'Keefe moved, seconded by Nybo to approve the July 11, 2012 minutes.

Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Concept Plan Review – Greg Stauder, request for Concept Plan Review with regards to a possible residential rezoning request at the Old Interstate Power Plant property, commonly known as 947 Main Street.

Greg Stauder, 331 Franklin Street, Galena spoke on behalf of the potential buyer/developer. Their concept plan was for the renovation of the former power plant into multi-family housing units. They are possibly looking to create a marina which would be open to the public. The fill from the marina could be used to create a berm which would be constructed to assist in controlling floodwater in the event of a 100 year flood. They would like to preserve the views as much as possible.

In general the Board felt this would be an appropriate use for the building. The multi-family use would have less impact on the area than a commercial use. Access has always been an issue here so a residential use would lessen traffic counts, but a public marina would increase the traffic. The Board agreed that it would be great to have something done with this property.

Kieffer said if this came to the Board as a formal request for a PUD or for Rezoning the final decision maker would be the City Council.

The Board reminded the applicant that none of the comments made during tonight's discussion were binding.

Rosenthal asked the Board if anyone was against the general idea for redeveloping the building.

No one was.

COUNTY ZONING

None.

WORKSESSION/OTHER

Open Meetings Act Training.

Kieffer reminded the Board that this needed to be done by all Board members by December 31, 2012.

Public Comments.

Karen Kelly expressed her concerns about the Concept Plan as presented by Greg Stauder. The Kelly Family property is located at 905 S Main Street.

MOTION: O'Keefe moved, seconded by Bochniak to adjourn the meeting.

Motion carried on voice vote.

Rosenthal adjourned the meeting at 6:50 PM.

Respectfully submitted by

Deb Price
Zoning Board Secretary