

## **1. Call Meeting To Order**

## **2. Roll Call**

## **3. Public Participation**

**In-Person Participation:** This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less

**Remote Participation:** This is an opportunity for the public to provide public comment to the Presiding Officer. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less. At this time, members of the public are able to attend public meetings by web conference, and to submit public comment by email, voicemail, or through web conference:

Email: [cjm@cityofmonticello.net](mailto:cjm@cityofmonticello.net)

Voicemail: 1-217-762-2583 Ext 28

Web Conference: <https://global.gotomeeting.com/join/761244477>

Go to Meeting Conference Phone Number: +1(646) 749-3122

Access Code: 761-244-477

If you are sending comments via email or voicemail, please do so by noon on Monday, July 20, 2020.

## **4. Approval Of Meeting Minutes**

### **4.A. January 21, 2020 Planning And Zoning Board Meeting Minutes**

## **5. New Business**

### **5.A. Introduction Of Conditional Use Permit Amendment - 450 W Main Street**

The owner of 450 W Main (B) wishes to amend a conditional use permit received in 2013, to allow the addition of a miniature golf course on the property as a main use. (153.018)

Documents:

[450 W MAIN SUPPORTING DOCUMENTS.PDF](#)

[450 W. MAIN AMENDMENT MOTION.PDF](#)

#### **5.A.i. Project Overview - Petitioner/Staff**

#### **5.A.ii. Questions & Discussion From The Planning And Zoning Board**

#### **5.A.iii. Public Testimony Period**

#### **5.A.iv. Public Hearing Is Closed**

#### **5.A.v. Action - Planning And Zoning Board**

### **5.B. Introduction Of Sage Woods Variance Request**

The developer of Sage Woods Subdivision has requested a variance to the sign regulations for residential signs, as they relate to height and illumination (153.037)

Documents:

[SAGE WOODS SUPPORTING DOCUMENTS.PDF](#)  
[SAGE WOODS MOTION.PDF](#)

#### **5.B.i. Project Overview - Petitioner/Staff**

#### **5.B.ii. Questions & Discussion From The Planning And Zoning Board**

#### **5.B.iii. Public Testimony Period**

#### **5.B.iv. Public Hearing Is Closed**

#### **5.B.v. Action - Planning And Zoning Board**

### **5.C. Introduction Of Conditional Use Request - 1109 N State Street**

The prospective owner of 1109 N State Street has requested a conditional use permit to allow a "School - Public or Private" at an Urban Residential (RD) zoned property (153.017).

Documents:

[1109 N STATE SUPPORTING DOCUMENTS.PDF](#)  
[MCA MOTION.PDF](#)

#### **5.C.i. Project Overview - Petitioner/Staff**

#### **5.C.ii. Questions & Discussion From The Planning And Zoning Board**

#### **5.C.iii. Public Testimony Period**

#### **5.C.iv. Public Hearing Is Closed**

#### **5.C.v. Action - Planning And Zoning Board**

### **5.D. Introduction Of Conditional Use Permit Request - 203 N Park And 416 W Washington**

Spencer Atkins, prospective owner of 203 N Park and 416 W Washington, has applied for a conditional use permit to allow a Planned Unit Development in a Business (B) zone with deviations from the zoning code regarding the number of main buildings on one lot, multiple main uses on one lot, the off-street parking requirements for multi-family dwelling use, and the separation distance between main buildings.

Documents:

[PEPSIN HILL SUPPORTING DOCUMENTS.PDF](#)  
[PEPSIN HILL MOTION.PDF](#)

#### **5.D.i. Project Overview - Petitioner/Staff**

#### **5.D.ii. Questions & Discussion From The Planning And Zoning Board**

#### **5.D.iii. Public Testimony Period**

#### **5.D.iv. Public Hearing Is Closed**

**5.D.v. Action - Planning And Zoning Board**

**6. Meeting Adjourned**

**7. Please Note:**

Meeting will be held at the Livingston Center Multi-Purpose Room, 224 E Livingston Street, Monticello. If you have an opinion on the subject and do not wish to attend, you are welcome to submit comments prior to the meeting to [cjm@cityofmonticello.net](mailto:cjm@cityofmonticello.net), or call 217.762.2583 Ext. 28. Comments submitted in advance of the meeting will be read to the Board and entered into the public record.