



CITY COUNCIL MEETING MEMORANDUM

| | |
|---|--|
| ITEM: Resolution 2019-42; 1203 Raymond Road Conditional Use Permit Request | DEPARTMENT: City Administration |
| AGENDA SECTION: New Business | SUBMITTED BY: Callie Jo McFarland, Community Development Director |
| ATTACHMENTS: (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS | DATE: August 20, 2019 |

BACKGROUND:

Applicant- Piatt County Animal Shelter (prospective owner), 1203 Raymond Road, zoned General Industrial (I-1)

Piatt County Animal Shelter wishes to purchase the property at 1203 Raymond Road. The organization would like to construct a 3,600sf animal shelter facility to allow for a more efficient operation. The grounds will be property maintained to keep the area appealing to all visitors, and noise levels will not interfere with the other businesses in the area. All operations will be cared for in accordance to the Department of Agriculture rules and regulations.

The City of Monticello Zoning Ordinance does not have a specific use definition of an animal shelter, so the appropriate designation is "Commercial Establishment not Designated"- a use only allowed with a Conditional Use Permit in an I-1 zoned parcel (§153.017).

A public notice was published in the July 31, 2019 edition of the Piatt County Journal Republican, and notice was sent to all adjacent property owners by certified mailing, as per state statute. The Planning & Zoning Board held a hearing at their August 19, 2019 Planning & Zoning Board meeting, in which two individuals spoke out in support of the project. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use request, 7-0.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and take action on Resolution 2019-42.