



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: 200 NW Union Street Conditional Use	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Community Development Director
ATTACHMENTS: (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	DATE: September 7, 2022

BACKGROUND:

Applicant- Nikki Rolan of 200 NW Union Street, zoned RD-Urban Residential, has requested a conditional use permit to for a home-based business (hair Salon). The applicant has ample parking using a portion of their driveway for off street parking.

The City of Monticello zoning ordinance does not allow for a major home occupation without issuance of a conditional use permit §153.031 (C) (1). Staff has reviewed the application and the plan for off street parking and does not see any issues with the application as submitted.

Supporting documents include a copy of an aerial and street view of the property where the business is proposed, a copy of the public notice published in the August 31st, 2022 edition of the Piatt County Journal Republican, and meeting motion.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to City Council on whether to approve this conditional use permit.