

City of MORRISON

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MINUTES

Planning & Zoning Commission
April 8, 2026, 5:30 p.m.

The Planning & Zoning Commission met on April 8, 2026, at City Hall, 200 West Main Street. Chairman Kevin Kuehl called the meeting to order at 5:30 p.m. Executive Secretary Barb King recorded the minutes.

Commission members present on the roll call were Kevin Kuehl, Mike Buckwalter, Jim Workman, Kathy Schmidt, Vaughn Maxfield and Sherrie Shirk. Charles Yost was absent.

Other city officials present – Alderman Vern Tervelt & City Administrator Brian Melton

Commission member Buckwalter moved to approve the January 7, 2026, minutes; seconded by commission member Workman. On a voice vote, the motion was carried.

Public Hearing

Ordinance 26-04 Variance for 206 W. Winfield St. - Timothy & Teresa Stout submitted a Request for Variance for the property located at 206 W. Winfield Street, Morrison, IL. The petitioners are seeking the variance to reduce the side yard setback from 10' to 6' for the construction of a carport in the R-2 General Residential District. Commission member Workman made a motion to reduce the side yard setback and approve the variance as presented; seconded by commission member Maxfield. On a roll call vote of 6 ayes (Kuehl, Buckwalter, Workman, Schmidt, Maxfield and Shirk) and 0 nays, the motion carried.

Ordinance 26-05 Variance for 201 W. Winfield St. - Karl Kovarik submitted a Request for Variance on behalf of The Whiteside County Central Agricultural Society for the property located at 201 W. Winfield Street, Morrison, IL. The petitioners are seeking the variance to reduce the right of way setback from 30' to 0' for the construction of a ticket booth in the R-2 Residential District. In addition, the petitioner is seeking a variance for signage reducing the setback from 10' to 0'. Commission members discussed the location of where the ticket booth would be located and the style of sign. Commission member Buckwalter made a motion to reduce the right of way setback to 0' and approve the variance as presented; seconded by commission member Shirk. On a roll call vote of 6 ayes (Kuehl, Buckwalter, Workman, Schmidt, Maxfield and Shirk) and 0 nays the motion carried. Commission member Buckwalter made a motion to approve the sign variance as presented; seconded by commission member Workman. On a roll call vote of 6 ayes (Kuehl, Buckwalter, Workman, Schmidt, Maxfield and Shirk) and 0 nays, the motion carried.

Special Use Permit for 903 W. Morris St. - Brian Giovanni Jimenez submitted a Request for Special Use for the property located at 903 W. Morris Street, Morrison, IL. The petitioner is seeking a special use permit to allow for the operation of his business known as Five Star Landscaping in the R-2 General Residential District/R-3 Multiple Family Residential District. Public comments were heard regarding trade waste storage, burning, traffic flow, wildlife, noise and meeting notification. Commission members discussed these issues. Commission member Schmidt made a motion not to allow the Special Use as presented; seconded by commission member Workman. On a roll call vote of 5 ayes (Kuehl, Workman, Schmidt, Maxfield and Shirk), 0 nays and 1 no vote (Buckwalter), the motion carried.

New Business

None.

Old Business

None.

Other Considerations

The next regularly scheduled meeting will be **April 29, 2026.**

At approximately 6:26 p.m. commission member Vaughn moved to adjourn the meeting; seconded by commission member Workman. On a voice vote, the motion was carried.

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