

On Thursday, August 21, 2025, at 6:30 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Vice-Chair Skip McCloud, Carol Corwell, Gordon Harris and Jamie Schwingle. Absent: Chair Renee Morris and Ryan Nares. Present but recused for conflict of interest: Brian Carradus.

Also present were: Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger and Assistant to City Clerk Monique Castillo.

Corwell made a motion to approve the minutes from July 17, 2025 as presented. The motion was seconded by Schwingle. Voting – Ayes: Corwell, Harris, McCloud and Schwingle. Nays: None. Motion carried.

Schmidt noted the re-subdivision of the land by Aldi was approved at Council level but we have not received it for required signatures.

At 6:32 p.m., Vice-Chair McCloud opened a public hearing.

Rayne Pyron, Petitioner, 304 E 7<sup>th</sup> Street, Rock Falls presented her business plan to open Ink and Ivy Tattoo Shop at 1813 Locust, Sterling.

Pyrons vision is to move away from the old stigmas of tattooing and provide a calming and professional environment for both clients and artists.

Pyron noted she understands the major health concerns that derive from tattoo shops and will make it her priority to be compliant with the codes of the Health Department and City of Sterling.

Planner Wolff commended Pyron for all the research and detailed work she prepared. He pointed out several factors that could be issues including location, parking, utilities, operation and whether or not the business plan was in harmony with the current comprehensive plan. In all, Wolff noted there are no negative impacts with Pyrons business plan. She is within the guidelines of the comprehensive plan, the location encourages development of new business and was previously a tattoo shop, there is adequate parking and space for proper refuse containers - with regard to normal and biohazard materials and hours of operation are standard operating hours and staff does not foresee any issues with services by appointment only.

Wolff noted staff recommends the Plan Commission recommend to the City Council approval of the special use as long as the following factors are met: 1) post the required Illinois Department of Public Health registration certificate and artist certificates 2) post a Human Trafficking Resource Center Notice as required by the Human Trafficking Resource Center Notice Act 3) Bio-waste should be properly disposed of in the required leak-proof or puncture-resistant containers by a certified medical waste disposal company

as indicated in the operations details and 4) maximum size of signage in windows is limited to 50-percent of the window area.

Schmidt commended Pyron for the incredible work she did in preparation of this meeting stating she was very detailed, very organized and her presentation was well put together.

Co-Chair McCloud noted publications have been made, fees have been paid, notification requirements were met, signage notifying the public of the hearing have been placed for at least two weeks, no written comments were received, a telephone call from a neighboring property inquiring what the hearing was for but had no objections.

The Public Hearing closed at 6:49 p.m.

Harris made a motion to recommend the City Council approve Rezone Property located at 1813 Locust Street from CB Community Business to CB Community Business with Special Use subject to the conditions outlined by the City Planner. The motion was seconded by Corwell. Voting – Ayes: Harris, McCloud, Schwingle and Corwell. Nays: None. Motion carried.

The next Plan Commission meeting is September 18, 2025 at 6:30 p.m. Nik Jacobs is getting closer to building the Temple/Museum he presented to the Commission about a year ago.

With no further business to discuss, the meeting was adjourned at 6:52 p.m.

Monique Castillo  
Assistant to City Clerk