

### **Meeting Opening**

Chair Corwell called the Sterling City Plan Commission to order at 6:30 PM on Thursday, March 26, 2026.

Present: Commissioner Carol Corwell, Commissioner Gordon Harris, Commissioner Jamie Schwingle, Commissioner Brian Carradus.

Absent: None.

Superintendent of Building and Zoning Amanda Schmidt, City Planner Dustin Wolff, Alderman Retha Elston, and City Clerk Teri Sathoff were also present.

### **Consent Agenda**

Commissioner Harris made a motion to approve the minutes from the previous meeting as presented; Seconded by Commissioner Carradus. Voting: Ayes – Carol Corwell, Gordon Harris, Jamie Schwingle, Brian Carradus. Nays – None.

### **Staff Reports**

There were no staff reports.

### **Unfinished Business**

City Planner Dustin Wolff reported that the petitioner has submitted a Plat to subdivide 0.98 acres from the northwest part of the parcel, PIN 11-22-229-008 (former Aarons), and attach it to parcel PIN 11-22-229-006 (Boss Roofing) to create one lot totaling 1.95-acres. The property has residential property directly behind it and commercial property adjacent to it. The new owner will remove some of the pavement, extend the fencing, and add plantings to provide a buffer. They will place an access gate at the end of 5th Street. The property owner will have a recorded agreement for the use of each other's property for access. A special use will be required for the outside storage.

Commissioner Harris asked if the parking area on 19th Street and 4th Avenue would still be used. Yes, this area will still be used and will be improved in the near future.

Commissioner Carradus asked if the property would remain open for the car wash customers. The petitioner advised that there would be a recorded agreement to allow both property owners to continue to use the adjacent property for access.

Alderman Elston asked if the area between the car wash and the roofing company would

remain open for traffic to exit through. This area belongs to the car wash and is private property.

Commissioner Corwell asked if any of the equipment would be visible from the highway. Nothing will be stored higher than the fence; the vehicles may be slightly taller than the fence.

Commissioner Carradus asked what the width of the buffer area would be. It is a 12-foot-wide buffer.

Commissioner Corwell asked what the timeline for completion would be. The petitioner stated it would be approximately a 4-month process.

Superintendent of Building and Zoning Amanda Schmidt stated that once the subdivision has been approved and completed, the special use will then be heard by the plan commission.

Commissioner Harris made a motion to recommend approval of the petition for the Plat to the City Council, provided the following outlined conditions are met:

1. Provide a Building, Site, and Operation Plan for development of the parking lot on the site in compliance with Section 102-924.
2. Landscaping and buffer plan as required per Section 102-227 Off Street Parking Standards and Section 102-520 Landscape and buffer regulations.
3. Simultaneously apply for a Special Use for outdoor storage of equipment and materials on the site.
4. Revise Plat to show building setback lines that conform to the CB District—10-foot front, 20-foot, and 5-foot side setbacks.
5. Revise the Plat to illustrate any cross-access easements on the site, if applicable, or provide an agreement with the adjacent property owner.
6. Subject to all technical corrections as required by Whiteside County.

Seconded by Commissioner Carradus. Voting: Ayes – Carol Corwell, Gordon Harris, Jamie Schwingle, Brian Carradus. Nays – None.

### **Business Items**

There were no business items.

### **Discussion**

Superintendent of Building and Zoning, Amanda Schmidt, stated that she has asked City Planner Wolff to look into policies for data centers and battery storage. Wolff advised that there are currently no codes that address data centers. Some concerns come with data centers, such as noise. Wolff advised that data centers should probably require special use.

Schmidt advised that she and the staff have been discussing some changes to the zoning code. These changes would be cleaning up language and clarifying some requirements for fencing. There may be some minor adjustments forthcoming.

**Adjourn**

The meeting adjourned at 7:13 pm.

Teri Sathoff

City Clerk