

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday December 9, 2025
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Dan Druckrey
Alissa Maher
Gary Greenhow VCH
Paul Engelman, CH
Carl Gnewuch
Bob Cantrell

Staff Present:

Gina DelRose, Community Development Planner

Kimberly Whitt Administrative Assistant

Members Absent:

Art Hyland

Chairman Paul Engelman called the meeting to order at 6:01 p.m.

MINUTES: It was moved and seconded (Maher/Cantrell) to approve the minutes of the October 14, 2025 meeting. The motion carried with a vote 6-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2025-11: Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II (RP): The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II.

Gina DelRose summarized the staff report date December 1, 2025. The recommendation is for approval of case #2025-11; one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II, subject to the 5 conditions.

Gina DelRose stated Comcast wanted an additional utility easement for this property. The request was denied due to lack of contiguity.

Carl Gnewuch questioned the previous re plat having an extra driveway.

Gina DelRose explained that the applicant was no longer building an additional garage on the property, so the extra driveway was not necessary.

Paul Engelman asked if there will be any special uses or will the applicant only need building permits for the addition.

Gina DelRose said they would only be required to obtain building permits.

Paul Engelman asked if there are sidewalks in Deer Woods II.

Gina DelRose stated that because sidewalks were not required in Deer Woods I Subdivision, they were also not required in Deer Woods II Subdivision.

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2025-11, subject to the 5 conditions as presented by staff. The motion carried with a 6-0 roll call vote.

2025-12: Re-Subdivision of Lots 34 and 35 of the Final Plat of Deer Woods II (RP): The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 34 and 35 of the Final Plat of Deer Woods II.

Gina DelRose summarized the staff report date December 1, 2025. The recommendation is for approval of case #2025-12; one-lot subdivision named Re-Subdivision of Lots 34 and 35 of the Final Plat of Deer Woods II, subject to the 5 conditions

Gina DelRose stated that Comcast wanted an additional utility easement for this property. The request was denied due to lack of contiguity and desire to keep utilities out of drainage and conservation areas.

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2025-12, subject to the 5 conditions as presented by staff. The motion carried with a 6-0 roll call vote.

DISCUSSION:

Staff Report:

Ms. DelRose announced there are currently no cases for the January 13, 2026 meeting.

ADJOURNMENT:

Paul Engelman stated that with no objections the meeting was adjourned.

The meeting adjourned at 6:28 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner