

# Plan Commission Meeting Minutes

June 3, 2024

The meeting was called to order at 6:30p.m. in conjunction with a public hearing held by the city council in the council chambers. Roll call was held showing all members present: Jim Altman, Kevin Hamell, Matthew Yard, Tony Verardi, Scott McClure, and Pat Kretzer.

Chairman Kretzer opened the meeting by presenting minutes from the April 1, 2024, meeting. Mr. Verardi made a motion to accept the minutes as presented, Mr. Hamell seconded, all voted in favor of the resolution.

Next Chairman Kretzer read the purpose of the meeting: to consider the rezoning request of Erik Flesher to rezone from C-1 to R-2 the property located at 106 s Walnut St. in Taylorville. The applicant, and potential purchaser of the property, Erik Flesher read a letter to the board explaining his plans for continuing the rehabilitation of the property to provide for multiple housing units.

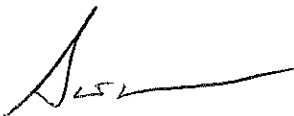
Questions were asked of the applicant, ultimately stating that for him to be able to secure financing through the VA to purchase the property, it needs to be classified as residential. It was pointed out to Mr. Flesher that the current zoning of the property does allow him to move forward with his plans for the property.

A discussion on the matter continued with questions being directed to the city attorney regarding a potential owner applying for the zoning change. The attorney stated that the ordinance could be worded to allow for the zoning change contingent on the sale of the property. It was pointed out that the city-owned property adjacent to the south of the subject property is zoned R-2, thus preventing this change from being considered spot zoning.

Mr. Hamell made a motion to recommend to the city council the rezoning of 106 S Walnut from C-1 to R-2 contingent on the purchase of the property by Mr. Flesher. Mr. Yard seconded the motion. Roll call vote showed those voting in favor: Altman, Hamell, Yard, Verardi, McClure and against: Kretzer. Motion passed 5-1.

With no other business, Mr. Yard made a motion to adjourn the meeting, Mr. Verardi seconded, and all voted in favor of the motion. Meeting adjourned at 6:49p.m.

Respectfully submitted,



Scott McClure, secretary