

Minutes of the Plan Commission

January 6, 2025

Meeting was called to order in conjunction with a public hearing by the City Council. Mayor Barry opened the public hearing and Chairman Kretzer opened the Plan Commission meeting at 6:30 p.m. Roll call showed members present: Pat Kretzer, Kevin Hamell, Matthew Yard, Tony Verardi, and Scott McClure. Excused: Jim Altman

Chairman Kretzer presented the minutes of the December 16, 2024, meeting. Mr. Verardi made a motion to accept the minutes, Mr. Hamell seconded, all members voted in favor of accepting.

Chairman Kretzer read the purpose of the meeting: to consider and amendment to City Code Section 10-8-3 (off street requirements).

Mr. Kretzer read a letter of protest submitted by residents living adjacent to the proposed establishment that this change in code would directly affect.

Derek McConnell spoke against the requested change. He presented a map of the area showing private residences that would be affected by allowing a bar to open.

Azir Assani also spoke, sharing concerns about negative affects to his property and noise concerns that would affect his family.

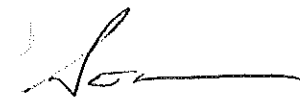
A discussion took place concerning the options the commission had in dealing with this matter. Attorney Romano advised the commission that a 2/3 vote of the City Council would be required due to the protest letter and if they were to go against the recommendation of the Plan Commission.

Mr. Verardi made a motion to recommend that the City Council not adopt the change to the ordinance as presented. Mr. Hamell seconded. Roll call showed all members present voted in favor of the motion.

Under any other matters, Brent Windell and Mr. Assad presented the initial plans to develop property on W. Vandever street. The property is currently farm ground and they are looking to develop 5 lots for residential use. They were seeking the thoughts of the commission in hopes of developing the property as a minor subdivision to simplify the process. After conversation with the city attorney, it was the consensus that the commission would be open to having the project submitted as a minor subdivision. No official action was taken, the project will be presented at a future meeting.

With no other matters on the agenda, Mr. Yard made a motion to adjourn the meeting, Mr. Verardi seconded, all members voted in favor and the meeting adjourned at 6:57p.m.

Respectfully submitted,



Scott McClure, secretary