

# Plan Commission Meeting Minutes

March 18, 2024

Meeting was called to order by Chairman Kretzer at 7:00p.m. on Monday, March 18, 2024, in the basement of city hall. Roll call showed members present: Pat Kretzer, Jim Altman, Kevin Hamell, Scott, McClure, Tony Verardi, and Matthew Yard, and excused was Dyanne Skinner.

Minutes from the February 20, 2024, meeting were presented. Matthew Yard motioned to accept the minutes, Tony Verardi seconded, and all voted in favor of the motion.


Chairman Kretzer read the first agenda item: Rezoning request of Kerri Austwick to rezone from R-1 to C-1 the property located at 601 N. Webster, Taylorville. The chairman went on to update the history of the property stating that in 2000, the previous owner opted for a special use permit for the office when neighbors raised concerns over the rezoning. On November 1, 2023, the property was sold to Mrs. Austwick to continue to serve as an Edward Jones office, but the sale of the property ended the existing special use permit. No concerns were raised by neighbors to this change of zoning. Mr. McClure made the motion to recommend to the city council the change of zoning from R-1 to C-1. Mr. Verardi seconded the motion and roll call showed all members voting in favor of the recommendation.

The second item on the agenda was the consideration of the Rezoning request of West School Investments LLC to rezone from R-1 to C-1 the property located at 300 N. Elevator. This property is commonly known as the old West School property and encompasses 8.76 acres. Chairman Kretzer gave the update that this action was also taken in 2020 but was not finalized with the stipulations requested at that time. The owners voiced the intent was to sell part of that property for a future development that was in the works. The owners further expressed their willingness to follow through with the previously expressed conditions. One neighbor, Debbie Wells, spoke at this meeting stating that she was not objecting to the change in order to facilitate the new development on the property. It was voiced that once this change is made, the property including the existing building, can be used for any purpose laid out in the city code for C-1 properties. A motion to recommend the zoning change from R-1 to C-1, with the stipulations of deeding a portion of the property to the City of Taylorville where an existing street is located, as well as a barrier, in accordance with city code, to be built between the property in question and that of Mr. Fred Byers. This motion was made by Mr. Verardi and seconded by Mr. Altman. Roll call vote showed all in favor of recommending the zoning change.

The final agenda item was a special use request from Computer Techniques, LLC to permit an unmanned utility building to be located on property located at 803 E. Franklin. A representative of Computer Techniques gave an overview of the project stating the building would be used to house equipment for the fiber optic internet service. The building would be a maximum size of 12x30 and once construction was completed, only periodic visits would be made to the facility by their staff. It was noted that no neighbors raised concerns about the use. Mr. Altman made a motion to recommend to the city council the granting of the special use permit. Mr. Verardi seconded the motion and a roll call vote showed all in favor of the recommendation.

With no other business on the agenda, a motion was made by Mr. Yard to adjourn the meeting and seconded by Mr. Verardi, all voted in favor. Meeting adjourned at 7:19p.m.

Respectfully submitted,



Scott McClure, secretary