

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.

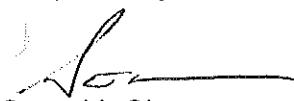
A discussion took place concerning the options the commission had in dealing with this matter. Attorney Romano advised the commission that a 2/3 vote of the City Council would be required due to the protest letter and if they were to go against the recommendation of the Plan Commission.

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

Minutes of the City of Taylorville
Board of Appeals
February 10, 2025

The meeting was called to order by Patrick Kretzer at 7:00 pm.

A call of the roll showed:

Present: Patrick Kretzer; Bob Febus; Jim Brubaker; George Calvert; Lorene Cambruzzi

Absent: Todd Altman; Rich Shaw

A motion to approve November 12, 2024, minutes was made George Calvert and seconded Jim Brubaker

A call of the roll showed:

In Favor: Patrick Kretzer; Bob Febus; Jim Brubaker; George Calvert; Lorene Cambruzzi

The purpose of this meeting is:

- 1: To consider the request the request of Mike & Wendy Semerau to erect a 4 ft x 8ft LED sign attached to a 6 ft pole on their property located at 311 S. Main St.

A motion to approve a variance of 13 feet on the east side of the property was made by George Calvert and seconded by Bob Febus.

A call of the roll showed:

Yes: Patrick Kretzer; Bob Febus; George Calvert; Jim Brubaker; Lorene Cambruzzi

No : None

The motion was approved.

A motion to adjourn was made by Lorene Cambruzzi and seconded by Jim Brubaker at 7:22 pm.

The motion was approved.

Respectfully submitted,



Patrick W. Kretzer

Minutes of the Plan Commission Meeting

June 2, 2025

Meeting was called to order at 6:00 p.m. in the Council Chambers of the Municipal Building by Chairman Pat Kretzer. Roll call showed members present: Pat Kretzer, Todd Altman, Scott McClure, Tony Verardi, Kevin Hamell (late arrival). Members absent: Matthew Yard and Sam Peabody.

Minutes from the previous meeting were presented- Tony Verardi motioned to approve and Todd Altman seconded. All voted in favor of the motion.

Chairman Kretzer read the first matter of business, to consider the site plan for Taco Bell, 601 N. Webster St. Taylorville. No representatives from the applicant were present. The plan calls for removal of existing building and replacing with a new structure that is approximately 300 sq feet larger. The remainder of the property will remain largely unchanged. A letter was presented from City Engineer William Sleeman, so issues were raised with the plan from his viewpoint. Scott McClure made a motion to approve the site plan as presented, Tony Verardi seconded, roll call vote: Yes: Altman, McClure, Kretzer, Verardi, motion passed.

Second matter of business was presented: consideration of the site plan for Taylorville Community Credit Union (TCCU) new building, 820 N Webster St, Taylorville. A letter from city engineer Sleeman was read outlining a few issues that needed to be addressed on the plans. A representative from the TCCU builder spoke and stated the items would be corrected, specifically storm water runoff calculations. It was also noted that IDOT approval/permits would be needed for entrances on west side of the project.

A motion was made by Kevin Hamell to approve the site plan contingent on all issues raised by the city engineer being addressed. Tony Verardi seconded the motion, motion carried showing members voting in favor: Altman, Hamell, Verardi, McClure, Kretzer.

With no further business, a motion was made by Todd Altman at 6:21p.m. to adjourn the meeting, seconded by Kevin Hamell, all voted in favor of motion.

Respectfully Submitted,



Scott McClure, secretary

Plan Commission Minutes

December 1, 2025

Meeting was called to order at 6:30 p.m. by Chairman Pat Kretzer. Roll call showed members present: Pat Kretzer, Kevin Hamell, Matthew Yard, Tony Verardi, and Sam Peabody. Members excused: Todd Altman.

Minutes from the June 2, 2025, meeting were presented. Mr. Verardi made a motion to approve the minutes as presented; Mr. Yard seconded the motion and all members voted in favor of the motion.

Chairman Kretzer read the purpose of the meeting: consideration of the Vandever Minor Subdivision Location Map and Sketch Map.

A letter from Benton and Associates was presented. The developer is looking to develop 5 lots when zoning only allows 4 lots in a minor subdivision. This matter was brought up at the June meeting to get a feel for the stance of the council and at that time the thought was that the council would be in favor of allowing such a proposal.

The property is currently zoned C-2 and the developer, Mr. Assad, stated he was not seeking to change that zoning, but the lots were intended for residential development.

Mr. Windell also spoke explaining the request for a 5-lot development.

A motion was made to accept the location map with a variance to allow a 5th lot to be developed. The motion was made by Mr. Hammell and seconded by Mr. Verardi. The motion passed unanimously.

Mr. Verardi made a motion to adjourn the meeting, and Mr. Yard seconded the motion, the meeting adjourned at 6:43 p.m.

Respectfully Submitted,



Scott McClure, secretary