

City of Taylorville Planning and Zoning Commission  
Meeting Minutes- June 7, 2021

Meeting was called to order by Chairman Hauser at 6:15pm in conjunction with a public hearing held by the city council. Members present: Tony Verardi, Patrick Kretzer, Kevin Hamell, Scott McClure, Jim Altman (via Zoom), Matthew Yard, and Joe Hauser.

Mayor Barry read purpose of hearing/meeting; consider the rezoning and special use permits of properties owned by Doug and Nancy Miller at 307-315 Heights Ave. and 60-70 Heights Cr.

Mayor Barry asked if anyone present wanted to make any comments. Alta Himstedt, neighboring property owner, asked what the intended purpose of zoning changes was. Property owners, the Millers, were not present at the meeting. Mr. Barry stated he believes zoning changes were intended to allow units to be sold individually instead of rental property.

Mr. Kretzer stated he spoke with owner and intent was to be able to sell units.  
Attorney Romano stated changes would need to follow the requirements of the Condominium Act.

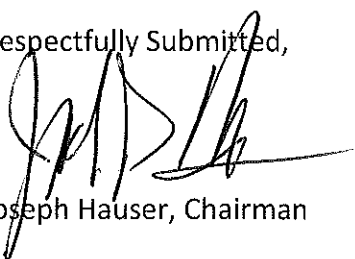
Discussion was held about lot sizes and potential need for other approvals. It was noted that these properties were long established, most likely would not see any significant changes such as 2<sup>nd</sup> floor addition. After discussion with members, attorney, and city engineer, a motion was made by Kevin Hamell stating: it is the recommendations of the Plan Commission and direct the City Attorney to prepare an Ordinance to Reclassify the properties located at 307-315 Heights Avenue and 60-70 Heights Circle to Residential-2(R-2) and to grant a Special Use permitting condominiums, conditioned upon the properties being in full compliance with the Condominium Act of Illinois and the Taylorville City Code, and to waive the 50' width lot size requirements. It was seconded by Mr. Kretzer, a roll call vote was held, all members voted in favor of the motion.

Minutes from the April 5, 2021 meeting were presented, no changes noted. Mr. Verardi motioned to accept them and Mr. Yard seconded. All voted in favor of approval.

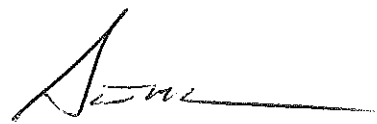
Mr. Kretzer made a comment that our current code books were outdated in many areas.

Motion was made by Mr. Kretzer to adjourn meeting, Mr. Hamell seconded, all voted in favor. Meeting adjourned at 6:43pm

Respectfully Submitted,



Joseph Hauser, Chairman



Scott McClure, Secretary