

# Minutes of the Taylorville Planning and Zoning Commission

February 3, 2020

The meeting of the Taylorville Planning and Zoning Commission was called to order at 6:30pm in the Council Chambers in conjunction with a public hearing held by the City Council.

Roll call showed: Present: Kretzer, Altman, McClure, Verardi, & Hamell.

Absent: Hauser.

Acting Chairman Kretzer presented the minutes from the previous meeting, December 2, 2019. Altman motioned to accept the minutes as presented, Hamell seconded, all in favor.

Acting Chairman Kretzer read the purpose of the meeting: Consider the Special Use Request of Randy & Kathryn Mitchelson pursuant to paragraph E of Section 10-5-6 of Title 10 of the Taylorville City Code to allow the subdivision of the following described real estate in a C-1 (Commercial) Zoning District without any side yard setback requirements for the existing adjoining and connected commercial buildings located at 205 E. Main Cross St. in Taylorville.

Randy Mitchelson, property owner, came forward to explain the request, to divide a commercial building he owns to be able to sell the North half to another party.

City Attorney Romano, via video conference, clarified the change to the ordinance to allow for this use.

Mr. Kretzer asked about the future sale of the property and if the new owners would have to request the special use again, Romano stated yes, they would.

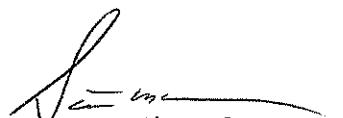
Mr. Altman asked about limits of building uses, Romano stated that any use listed in C-1 zoning could be a use.

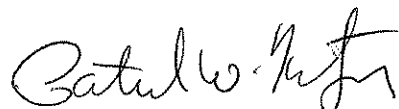
No further questions were presented by commission members, council members, or the public.

Mr. McClure motioned to recommend the City Council approve the special use as presented, Mr. Verardi seconded, all members present voted in favor.

With no other business, Mr. Verardi motioned to adjourn, Hamell seconded, meeting ended at 6:41pm.

Respectfully submitted,

  
Scott McClure, Secretary

  
Patrick Kretzer, Acting Chairman

# Plan Commission Meeting Minutes

March 16, 2020

The meeting was called to order at 6:30pm by acting chairman Pat Kretzer in the City Council Chambers.

Roll call was taken, present: Tony Verardi, Patrick Kretzer, Kevin Hamell, and Scott McClure

Absent: Jim Altman and Joe Hauser

Others present included HBO Goodall and water supt. Speagle as well as council members and mayor

Minutes from previous meeting were presented. Mr. Hamell made motion to accept, Verardi seconded, all voted in favor.

Mr. Kretzer read the purpose of the meeting:

Consider Location Map and Final Plat for West School Minor Subdivision, 300 N Elevator

Alderman Olive introduced new city engineer Bill Sleeman who was present. He was presented with a question about utility easement, Sleeman stated the appropriate measurements were noted on the most recent maps.

Mr. Kretzer inquired about lot2 and the noted 1955 easement to allow for tapping of a sewer line and if that would be done. Mr. Curvey stated they were unaware of such note. Engineer stated a tap would most likely be done at the manhole.

Kretzer further inquired about lot drainage and if lot 1 would have to take runoff from other lots. Engineer stated that lot 1 would in fact have to accept water from other lots.

Kretzer inquired about if curbs and sidewalks would be required for this minor subdivision. Alderman Olive stated he assumed it would and Kretzer asked for further confirmation.

Mr. Hamell stated his opinion that it should be a requirement.

Verardi asked if the city is responsible for this. Kretzer stated that curbs and walks are always mandated, but when project begins that requirement gets overridden.

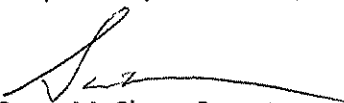
Alderman Dorchinecz stated that in the past developers have been required to provide them unless they receive permission not to. City atty Romano noted that under city code 11-8-5, now is the time to include walks and curbs as a requirement for this subdivision.

Mr. McClure motioned to recommend approval of the location map as presented, Hamell seconded, all voted in favor.

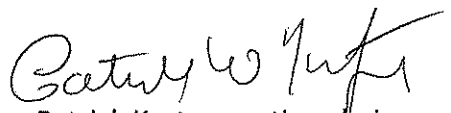
Mr. Hamell motioned to recommend approval of the Final Plat for the subdivision with the stipulation that sidewalks and curbs/gutters be required. Mr. Verardi seconded, all voted in favor.

Mr. McClure voted to adjourn, Verardi seconded, meeting adjourned at 6:39pm.

Respectfully submitted,



Scott McClure, Secretary



Patrick Kretzer, acting chairman

# Planning & Zoning Commission Meeting

May 18, 2020

Meeting was called to order at 6:15pm in the council chambers by Chairman Joe Hauser.

Roll call was taken showing all members present: Pat Kretzer, Jim Altman, Scott McClure, Tony Verardi, Kevin Hammell, Joe Hauser, and Matthew Yard.

Others in attendance: City Eng. Sleeman, Supt. Goodall, Mayor Barry, Aldermen Driskell, Lanzotti, Budd, Olive, Dorchinecz, and Bryant. Present by videoconference: Alderman Burtle, Atty Romano, and 3 representatives from Methodist Church project: Jeff Maxwell, Jim Brubaker and architect Dennis Schuette.

Chairman Hauser read the purpose of the meeting: consider the drainage plan for the First United Methodist Church project, 200 s Walnut, Taylorville, IL.

Kretzer gave an updated of the action taken by the Board of Appeals: 5 variances were granted for aspects of the project. Discussion was held on watershed, but was not the responsibility of the Board. During the time a new street superintendent and city engineer have been hired.

City Engineer Sleeman stated the watershed from the new addition may actually be slightly less than current pavement. Hauser inquired about the work needed on alley. Sleeman stated that main roof drains would drain south, then surface flow west down the alley to the west to Walnut St.

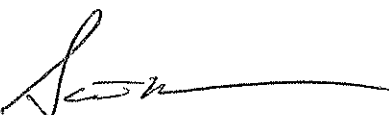
Hauser stated that the plans need to show the structure of final alley. Discussion was held on the grading of the alley. Further discussion on who will pay for work. Ald. Dorchinecz stated the issue needs to come before the Street & Sewer cmte.

City Attorney stated further information on alley was needed. Best action was to table matter for Street & Sewer committee to discuss.

Motion made by McClure to table, seconded by Kretzer. All in favor.

Motion to adjourn made by Altman, seconded by Hammell. Meeting adjourned at 6:43pm

Respectfully Submitted,

  
Scott McClure, Secretary

  
Joe Hauser, Chairman

# Plan Commission Meeting Minutes

October 5, 2020

Meeting was called to order at 6:45pm by Chairman Joe Hauser.

Members present: Tony Verardi, Scott McClure, Joe Hauser, Matthew Yard, Pat Kretzer, Kevin Hamell

Excused: Jim Altman

Minutes from the September 21 meeting were presented. No Changes noted, Kretzer made a motion to approve, Hamell seconded, all voted in favor.

Purpose of the meeting was read by chairman Hauser: to consider the Final Plat for Taylorville Commercial & Industrial Park.

Engineer Sleeman stated all corrections from his September 29 letter were addressed. He recommended approval of the plat based on completion of project or financial assurance.

Mr. Martin, project engineer, agreements are in place for the purchase of some lots, but can't be closed until plat is final.

Mr. Ken Hart, representing ownership, stated the project has been a long time in the making, but hope to finish by Thanksgiving.

Mayor Barry thanked Mr. Hart and the others involved for their dedication to this project as did Alderman Budd.

Attorney Romano stated he believe what is best is to wait for completion to sign off or have a letter of credit in place.

Mr. Kretzer made a motion to recommend approval of the Final Plat of Taylorville Commercial & Industrial Park as presented, and to accept the dedication of the public improvements therein, and to approve the Declaration of Covenants, Conditions and Restrictions dated September 8, 2020, all conditioned upon completion of the public improvements to be dedicated to the City, the receipt of a letter from the Developer's Engineer certifying that such public improvements have been completed in conformance to the approved plans, and the receipt of as-built plans showing the as-constructed dedicated public improvements, all to the satisfaction of the City Engineer and the City Council.

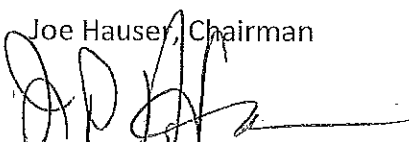
Mr. Hamell seconded.

Mr. Kretzer inquired if a stoplight will be needed. Mr. Hart stated at this time IDOT does not require one. If it is needed in the future is would be the responsibility of TDA.

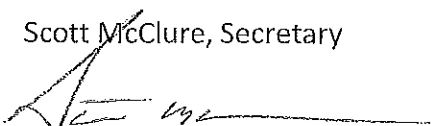
All members present voted in favor of the motion.

With no other business, Mr. Verardi motioned for adjournment. Mr. Yard seconded. All approved. Meeting adjourned at 6:54pm

Joe Hauser, Chairman



Scott McClure, Secretary



# Planning and Zoning Commission Minutes

October 19, 2020

Meeting was called to order at 6:30pm by Chairman Hauser in conjunction with a public hearing by the City Council.

Members present: Patrick Kretzer, Scott McClure, Jim Altman(online), Joe Hauser, & Matthew Yard.

Excused: Tony Verardi and Kevin Hammell

Minutes from previous meeting were presented and approved with no changes noted.

Purpose of the meeting: consider the rezoning request of Jeffrey Peabody to rezone from R2 to C2 property located at 602 E Park in Taylorville.

Mr. Peabody was introduced and spoke, thanking everyone for their time. He stated he purchased this property based on the traffic count of the area. He is requesting C2 designation to have full options available for the use of the property and doesn't want to be limited by needing a special use permit. The property was originally a gas station and more recently was a flower shop for many years, but has been vacant for a few years. Peabody's intention is to clean up the property and return the building to its original footprint that would allow for many potential uses.

Alderman Driskell thanked Peabody for his work on the property and inquired if IDOT would require a traffic study to use the property as a commercial location with a drive up.

Chairman Hauser inquired to City Attorney Romano if spot zoning would even be allowed at this site. Romano stated that spot zoning is illegal, but would be allowed if it falls within the city's comprehensive plan for business development. He stated that even though the property had been used as commercial prior to the zoning laws, after 12 months of non-use, the property reverts to R2.

Peabody stated he was told by the seller that the property was zoned Commercial but didn't investigate further. He believes the property should have always been commercial based on its use.

Mayor Barry stated he thinks the entire Park Street corridor should be zoned commercial.

Driskell asked if C1 would be a compromise. Peabody said based on his reading of zoning code, C2 would be needed to allow for a drive thru.

Alderman Olive asked if Peabody had checked with IDOT on requirements. He had not.

Mr. Kretzer asked Peabody if he would have purchased the property if he knew it wasn't zoned commercial, Peabody stated he would not have.

Driskell stated she did receive an email from a neighbor objecting to the rezoning request. Email was read.

Further discussion took place about the difference in C1 and C2 classifications and the fact that once zoning changed, the property could be used for anything under that designation.

Mr. Kretzer made a motion to table the request and have owner consider an R2 designation with special use. Mr. Altman seconded motion.

Vote: Kretzer abstained. McClure, Altman, Hauser, and Yard voted No, motion failed.

McClure made a motion to recommend to the city council to approve rezoning of the property to C-1.

Mr. Yard seconded.

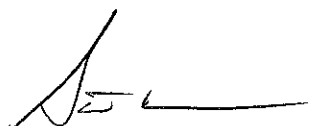
Vote: Kretzer abstained, McClure, Altman, Hauser, and Yard voted yes- motion passed.

Mr. Kretzer made a motion to adjourn at 7:15pm, Yard seconded, all voted in favor.

Respectfully submitted,



Joe Hauser, chairman



Scott McClure, Secretary