

# Minutes of the Plan Commission

February 1, 2021

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

Acting chairman Kretzer asked for a roll call. Present: Tony Verardi, Patrick Kretzer, Kevin Hamell, Scott McClure, Matthew Yard and via Zoom: Joe Hauser and Jim Altman.

Minutes from the October 19, 2020 meeting were presented. No changes noted, Hamell made motion to accept, Verardi seconded, all voted to accept.

Mr. Kretzer read purpose of the meeting: Rezoning request by Nicholas and Denise Root to rezone from R2 to C1 property located at 822 E Vine St, Taylorville.

Mr. Kretzer presented meeting minutes and notes from previous council and commission meetings dealing with previous requests for rezoning the property in question. Property began as Industrial, in 1999 changed to R2. At various times, the Root's have requested rezoning back to industrial or commercial and has never been adopted. In the past a neighboring landowner has raised objection to the rezoning.

McClure questioned if this is considered spot zoning as there is no surrounding commercial, just residential, and industrial. Atty Romano stated it was not.

Alderman Burtle stated there was too much talk of the past, not current issues.

Discussion between parties present continued.

Neighbor Mary Daigh joined the meeting via Zoom, she stated she was not in favor of the rezoning and construction of storage units on the subject property.

Mr. Root stated he was willing to do whatever it took to work with the neighbor.

Alderman Lanzotti stated Mr. Root has always had a well-run business.

Due to time limitations and the City Council meeting, the Commission meeting was moved to conference room.

Mr. Verardi made a motion to recommend to the city council the rezoning of the property from R2 to C1, Mr. Hamell seconded. Verardi, Hamell, Hauser, McClure, Altman, and Yard voted in favor of the motion, Kretzer abstained.

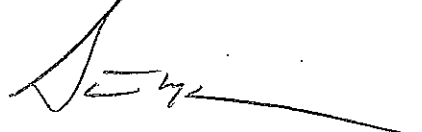
A motion to adjourn at 7:11pm was made by Verardi, seconded by Yard.

Respectfully submitted,

Patrick Kretzer, acting chairman



Scott McClure, secretary



# Minutes of the Plan Commission

March 1, 2021

Meeting was called to order at 6:30pm in the council chambers in conjunction with a public hearing held by the City Council. Mayor Barry called the public hearing to order and acting chairman Scott McClure called the Plan Commission meeting to order.

Roll call was held, present were Scott McClure, Tony Verardi, and Matthew Yard, and via Zoom: Joe Hauser and Jim Altman.

Minutes of the February meeting were presented. No changes noted, Mr. Verardi motioned to approve and Hauser seconded. All voted to approve.

Purpose of the meeting: consider amendments to the Zoning Ordinance of the City of Taylorville including Sections 10-9-7 A.1.d and Paragraph H of Section 9-1-1 of the Taylorville City Code.

HBO officer Andy Goodall gave a brief discussion of the changes that pertain to metal carports on properties. Such structures must be mounted to a skid/pad/or the ground. Limitations of size of 200sq ft for a single car, or 400sq ft for 2 car storage. A permit for construction will also be required for such a structure.

Mr. Hauser asked about existing structures. It was advised they will be grandfathered in.

Mr. Verardi asked if the Zoning Board of Appeals will still have input. Mr. Romano stated they would.

Alderman Budd asked if the ZBA will take into account the neighborhood. Atty Romano stated they would as they would consider their affect on properties within a 300 foot radius.

Alderman Budd asked if the structure is considered permanent if it is secured down. Goodall stated any accessory building over 200sq feet is taxable. Burtle asked if the County Assessor takes into account the foundation. Goodall stated the satellite view is used for new structures.

Word will have to be put out via media and social media of new regulations of such structures.

Alderman Olive raised several concerns on the grandfathering, making public aware of changes, and enforcement. Goodall stated that enforcing new rules would be a work in progress.

Alderman Dorchinecz suggested possibly using stickers for permit compliance.

Alderman Olive again raised concerns, believes that it is too late to make serious progress in regulation.

Atty Romano stated it would be up to the HBO to enforce these codes.

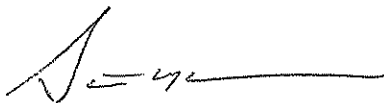
Mr. Hauser asked if Google Earth/Street View can be utilized for determination when structure was built.

Goodall stated he has access to the county's site for satellite imagery.

Mr. Hauser made a Motion to recommend to the City Council to adopt an Ordinance making amendments to the Zoning Ordinance of the City of Taylorville, Illinois by amending Sections 10-9-7 A.1.d. and Paragraph H of Section 9-1-1 of the Taylorville City Code regarding building permits and fees for certain detached accessory buildings. Mr. Yard seconded, roll call vote was held and 5 members present voted yes.

With no other business, Mr. Verardi made a motion to adjourn, Yard seconded, all in favor and meeting adjourned at 6:54pm.

Respectfully submitted,



Scott McClure, Secretary and Acting Chairman

Minutes of the Planning & Zoning Commission  
April 5, 2021

The meeting was called to order at 6:32 pm by Patrick Kretzer.

A call of the roll showed:

Present: Patrick Kretzer; Tony Verardi; Kevin Hamell; Matthew Yard

Present via FaceTime: Jim Altman

Present via Zoom: Joe Hauser

Absent: Scott McClure

Also, present: Andy Goodall; Shamsheer Sargodhia

The purpose of the meeting is to consider the request of Shamsheer Sargodhia to rezone from Industrial-2 to Commercial-2 for the property located at 1209 N. Cheney, Taylorville, IL.

A motion to the City Council to recommend adopting the subject coordinates to amend the zoning classifications from I-2 to C-2 at 1209 N. Cheney, Taylorville, IL was made by Kevin Hamell and seconded by Matt Yard.

A call of the roll showed:

Yes: Patrick Kretzer; Tony Verardi; Kevin Hamell; Matthew Yard; Jim Altman; Joe Hauser

The commission discussed zoning classifications pertaining to converting apartments to condominiums.

The motion to adjourn was made by Kevin Hamell, seconded by Tony Verardi at 6:53 pm.

Respectfully submitted,



Patrick Kretzer  
Chairman and Secretary

Minutes of the Taylorville Planning and Zoning Commission

July 6, 2021

The meeting of the Taylorville Planning and Zoning Commission was called to order at 6:19 PM.

A call of the roll showed:

Present: Verardi, Kretzer, Altman, Hauser, Yard and Hamell.

Excused: McClure

This meeting was a continuation of the meeting of June 21, 2021, with the same two items on the agenda. Those items were tabled as of that meeting due to incomplete information submitted to the City Engineer so there were no minutes to approve.

Agenda item #1: The Site and Construction plans for Farm Credit Illinois addressed as 1105 East 1500 North Road. Based on the review of updated plans submitted to the City Engineer, a letter from same, dated June 30, 2021, advised: All previous concerns have been corrected, revised, or answered satisfactorily, we still recommend the following:

1. Copies of all IDOT permits should be provided to the City for their files prior to any construction activities within IDOT Right-of-Way.
2. Current and revised drawings should be submitted to the City for their files.

A motion was made by Mr. Kretzer with a second by Mr. Verardi to recommend approval of the updated Site Plan for Farm Credit Illinois by the City Council. A roll call vote showed approval of that motion by all PZC members present with a vote of 6-0.

It was noted that the sidewalk requirement had not been included in the plans.

A motion was made by Mr. Kretzer with a second by Mr. Altman to recommend approval of the Construction Plan for Farm Credit Illinois by the City Council requiring the inclusion and construction of the required sidewalk along the IDOT Right-of-Way. A roll call vote showed approval of that motion by all PZC members with a vote of 6-0.

Agenda item #2: The Site and Construction plans for Midtowne Plaza (Scooter's Coffee Drive-Thru) addressed as 1187 East 1500 North Road. Based on the review of updated plans submitted to the City Engineer, a letter from same, dated June 30, 2021, advised: All previous concerns have been corrected, revised, or answered satisfactorily, we still recommend the following:

1. The City Water Department should review the service connection to the water main and coordinate placement the curb stop/water meter pit.
2. Copies of all IDOT permits should be provided to the City for their files, prior to any construction activities within the IDOT Right-of-Way.
3. Current and revised drawings should be submitted to the City for their files.

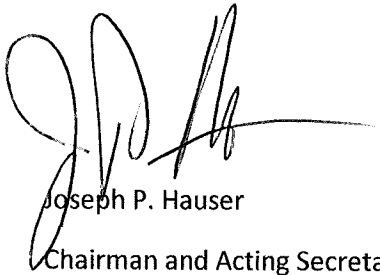
A motion was made by Mr. Yard with a second by Mr. Hamell to recommend approval of the Site Plan for Midtowne Plaza (Scooter's Coffee Drive-Thru) by the City Council. Mr. Kretzer raised a question about the location of the drainage area and whether it could be in the rear of the property. The

developer noted that the drainage area was placed in the only available location. A roll call vote showed approval of that motion by all PZC members with a vote of 6-0.

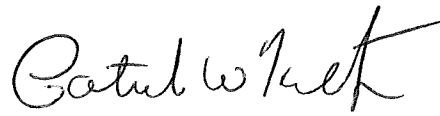
A motion was made by Mr. Yard with a second by Mr. Verardi to recommend approval of the Construction Plan for Midtowne Plaza (Scooter's Coffee Drive-Thru) by the City Council. A roll call vote showed approval of that motion by all PZC members present with a vote of 6-0.

There being no other business brought before this commission a motion to adjourn was made by Mr. Verardi with a second by Mr. Kretzer. A voice vote to adjourn was unanimous and the meeting adjourned at 6:38 PM.

Respectfully submitted,



Joseph P. Hauser  
Chairman and Acting Secretary



Patrick Kretzer  
Reader for accuracy

Attachment: Sign-in sheet

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.

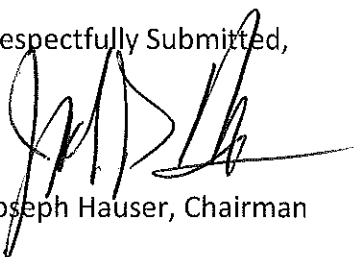
Discussion was held about lot sizes and potential need for other approvals. It was noted that these properties were long established, most likely would not see any significant changes such as 2<sup>nd</sup> floor addition. After discussion with members, attorney, and city engineer, a motion was made 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.

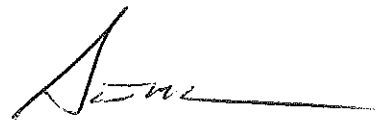
Mr. Kretzer made a comment that our current code books were outdated in many areas.

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