

Minutes of the Plan Commission

August 19, 2019

6:00pm

Purpose of the meeting: Consider site plan for the Tullis property, 2800 E Park, Taylorville.

Pat Kretzer, acting chairman, called the meeting to order at 6:01pm in the Council Chambers.

Scott McClure conducted a roll call:

Present: Pat Kretzer, Jim Altman, Scott McClure, Tony Verardi, Joe Hadley, and Garrett Ess

Excused: Joe Hauser

Other officials present: Mayor Barry, Aldermen Lanzotti, Dorchinez, Burtle, Budd, and Olive; Supt. Speagle, and Asst. Chief Goodall.

Pat Kretzer read the purpose of the meeting.

Mr. Altman asked Mr. Tullis about the entrance to the property. Mr. Tullis stated that the only public access would be from Rt. 29.

Mr. Kretzer asked for clarification on the 18" drain tile shown leading to the state drainage.

Mr. McClure called upon Asst. Fire Chief Goodall to address a Fire Dept. concern about proximity of a fire hydrant. Chief Goodall stated that the nearest hydrant was located across the highway and they would like to see one placed on the property. Mr. Tullis stated he had no problem with placing one as requested.

Alderman Burtle asked to see a set of plans, several commission members passed plans to alderman present.

Engineer Joe Green presented a letter to Mr. Kretzer regarding the need for sidewalks and the condition of the walks along Rt. 29. He requested that Tullis not be required to add sidewalks until the neighboring ones were improved.

Ald. Burtle stated he would like to see the city replace the existing walks.

Mr. McClure made a motion to approve the site plan with the additions of the fire hydrant and the condition of placing sidewalks once the existing walks are improved.

Mr. Altman seconded. No further discussion, roll call vote was held and all members present voted in favor of approval.

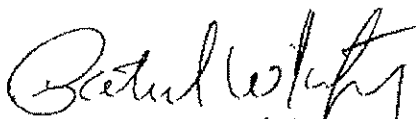
Mr. Kretzer presented additional comments in regard to zoning requirements and storm water detention, specifically detention ponds. He felt that in many cases these aren't really needed and are a potential deterrent to commercial construction and in many cases an eye sore. He would like the current rules to be looked at.

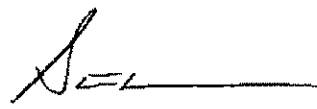
Ald. Lanzotti asked Eng. Green if he requested the Tullis detention pond to be sized accordingly, Green stated it is to meet State requirements, IDOT would not approve plans without it. Green further stated that IDOT has yet to approve the site plans.

Ald. Budd stated he felt there were situations where detention ponds were necessary.

Jim Altman made a motion to adjourn, seconded by Mr. Hadley, all were in favor. Meeting adjourned at 6:19pm

Respectfully submitted:


Pat Kretzer, acting chairman


Scott McClure, Secretary