

Plan Commission Minutes

February 5, 2023

Meeting was called to order at 7:00pm in the conference room of city hall by Chairman Kretzer. ✓ Roll call showed present: Pat Kretzer, Jim Altman, Scott McClure, Tony Verardi, and Matthew Yard present; absent: Kevin Hamell and Dyanne Skinner.

Minutes from the September 5, 2023 meeting were presented. Matthew Yard motioned to approve; Jim Altman seconded.

Chairman Kretzer presented first item on the agenda:

1) Salisbury Minor Subdivision Location Map and Sketch Map.

Members reviewed the presented materials. The property in question lies outside of city limits, but due to statute, within such a radius that it must be brought before the board. Parcel in question is planned to be divided into 3 lots. Matthew Yard motioned to approve the maps, Verardi seconded; roll call vote showed 5-0 approval.

2) Salisbury Minor Subdivision site plan

Maps were presented that were prepared by the surveyor. The city engineer present had no issues with the plan. Jim Altman motioned to approve; Matthew Yard seconded; roll call showed approval 5-0.

3) Ridge Minor Subdivision location map and sketch map

Members reviewed presented documents. A representative of the developer was on hand for any questions. Matthew Yard motioned to approve the plan; Tony Verardi seconded; roll call vote showed approval 5-0.

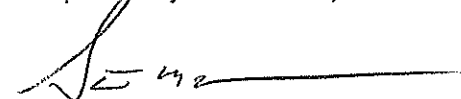
4) Ridge Minor Subdivision site plan

Maps were presented showing building site, easements, and lot divisions. A brief discussion took place pertaining to storm water runoff. There will not be a detention pond, but large rain events will be handled by oversized subterranean pipes and restrictions to slow the input to the city system. The city engineer expressed his approval of this concept. Matthew Yard motioned to approve; Jim Altman seconded; roll call vote showed 5-0 approval.

Discussion was held pertaining to next steps for full approval of project. Final approvals would take place at the next meeting, coordinated with Andy Goodall.

Motion to adjourn was made by Matthew Yard, seconded by Jim Altman; meeting adjourned at 7:28p.m.

Respectfully submitted,



Scott McClure, Secretary

Plan Commission Minutes

February 20, 2024

Meeting was called to order at 7:00pm in the basement of city hall by Chairman Kretzer. ✓ Roll call showed present: Pat Kretzer, Jim Altman, Scott McClure, Tony Verardi, Kevin Hamell, and Matthew Yard present; absent: Dyanne Skinner.

Minutes from the February 5, 2024, meeting were presented. Kevin Hamell motioned to approve; Matthew Yard seconded.

Chairman Kretzer presented first item on the agenda:

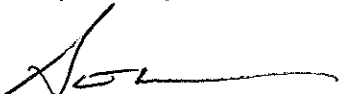
1) Salisbury Minor Subdivision Final Plat.

The final plat of the Salisubury Minor Subdivision was presented. Chairman Kretzer read a letter from Benton & Associates stating they have reviewed the plat, made minor corrections with the surveyor and owner, and had no further concerns. Matthew yard made a motion to recommend to the city council the adoption of the final plat as presented. Tony Verardi seconded, roll call vote showed all in favor of the motion.

No other action was taken. Andy Goodall gave a brief update about upcoming items that would be addressed in future meetings. He stated that the County zoning officer reached out to him regarding a planned solar project on farm ground adjacent to the city boundary. It was the belief of the committee that the project did not fall under the purview of the committee as it was not in city limits.

Motion was made by Tony Verardi to adjourn the meeting, seconded by Jim Altman, all voiced in favor of motion. Meeting adjourned at 7:08p.m.

Respectfully submitted,



Scott McClure, Secretary

Plan Commission Meeting Minutes

March 18, 2024

Meeting was called to order by Chairman Kretzer at 7:00p.m. on Monday, March 18, 2024, in the basement of city hall. Roll call showed members present: Pat Kretzer, Jim Altman, Kevin Hamell, Scott, McClure, Tony Verardi, and Matthew Yard, and excused was Dyanne Skinner.

Minutes from the February 20, 2024, meeting were presented. Matthew Yard motioned to accept the minutes, Tony Verardi seconded, and all voted in favor of the motion.


Chairman Kretzer read the first agenda item: Rezoning request of Kerri Austwick to rezone from R-1 to C-1 the property located at 601 N. Webster, Taylorville. The chairman went on to update the history of the property stating that in 2000, the previous owner opted for a special use permit for the office when neighbors raised concerns over the rezoning. On November 1, 2023, the property was sold to Mrs. Austwick to continue to serve as an Edward Jones office, but the sale of the property ended the existing special use permit. No concerns were raised by neighbors to this change of zoning. Mr. McClure made the motion to recommend to the city council the change of zoning from R-1 to C-1. Mr. Verardi seconded the motion and roll call showed all members voting in favor of the recommendation.

The second item on the agenda was the consideration of the Rezoning request of West School Investments LLC to rezone from R-1 to C-1 the property located at 300 N. Elevator. This property is commonly known as the old West School property and encompasses 8.76 acres. Chairman Kretzer gave the update that this action was also taken in 2020 but was not finalized with the stipulations requested at that time. The owners voiced the intent was to sell part of that property for a future development that was in the works. The owners further expressed their willingness to follow through with the previously expressed conditions. One neighbor, Debbie Wells, spoke at this meeting stating that she was not objecting to the change in order to facilitate the new development on the property. It was voiced that once this change is made, the property including the existing building, can be used for any purpose laid out in the city code for C-1 properties. A motion to recommend the zoning change from R-1 to C-1, with the stipulations of deeding a portion of the property to the City of Taylorville where an existing street is located, as well as a barrier, in accordance with city code, to be built between the property in question and that of Mr. Fred Byers. This motion was made by Mr. Verardi and seconded by Mr. Altman. Roll call vote showed all in favor of recommending the zoning change.

The final agenda item was a special use request from Computer Techniques, LLC to permit an unmanned utility building to be located on property located at 803 E. Franklin. A representative of Computer Techniques gave an overview of the project stating the building would be used to house equipment for the fiber optic internet service. The building would be a maximum size of 12x30 and once construction was completed, only periodic visits would be made to the facility by their staff. It was noted that no neighbors raised concerns about the use. Mr. Altman made a motion to recommend to the city council the granting of the special use permit. Mr. Verardi seconded the motion and a roll call vote showed all in favor of the recommendation.

With no other business on the agenda, a motion was made by Mr. Yard to adjourn the meeting and seconded by Mr. Verardi, all voted in favor. Meeting adjourned at 7:19p.m.

Respectfully submitted,



Scott McClure, secretary

Minutes of the Planning & Zoning Commission
April 1, 2024

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

A call of the roll showed:

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

Absent: Scott McClure

A motion to approve the minutes of March 18, 2024, was made by Jim Altman and seconded by Matt Yard.

A roll call in favor of the motion: Jim Altman; Tony Verardi; Matt Yard; Kevin Hamell; Patrick Kretzer.

The purpose of the meeting is for discussion and consideration in whole or in part of the following subject matters and/or motions to approve/deny/reject/review/table/amend/ratify or recommend:

1. Ridge Minor Subdivision Final Plat

The commission discussed the Performance Bond for guarantee of the completion of sewers and sidewalks. Materials are estimated at \$43,000 plus with the Performance Bond to be 125% for a total of \$55,000. Performance Bond is to be overnighted to the City of Taylorville.

A motion to accept the Final Plat of the Ridge Minor Subdivision was made by Matt Yard and seconded by Tony Verardi.

A roll call in favor of the motion: Jim Altman; Tony Verardi; Matt Yard; Kevin Hamell; Patrick Kretzer.

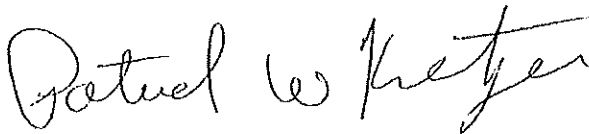
The commission was reminded that the next meeting is scheduled for April 15th @ 7 pm regarding the West School Minor Subdivision.

A motion to adjourn was made by Jim Altman and seconded by Matt Yard the meeting.

A roll call in favor of the motion: Jim Altman; Tony Verardi; Matt Yard; Kevin Hamell; Patrick Kretzer.

The meeting was adjourned at 7:30 pm

Respectfully submitted,



Patrick Kretzer
Chairman and Secretary

Plan Commission Meeting Minutes

June 3, 2024

The meeting was called to order at 6:30p.m. in conjunction with a public hearing held by the city council in the council chambers. Roll call was held showing all members present: Jim Altman, Kevin Hamell, Matthew Yard, Tony Verardi, Scott McClure, and Pat Kretzer.

Chairman Kretzer opened the meeting by presenting minutes from the April 1, 2024, meeting. Mr. Verardi made a motion to accept the minutes as presented, Mr. Hamell seconded, all voted in favor of the resolution.

Next Chairman Kretzer read the purpose of the meeting: to consider the rezoning request of Erik Flesher to rezone from C-1 to R-2 the property located at 106 s Walnut St. in Taylorville. The applicant, and potential purchaser of the property, Erik Flesher read a letter to the board explaining his plans for continuing the rehabilitation of the property to provide for multiple housing units.

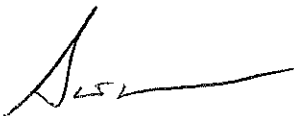
Questions were asked of the applicant, ultimately stating that for him to be able to secure financing through the VA to purchase the property, it needs to be classified as residential. It was pointed out to Mr. Flesher that the current zoning of the property does allow him to move forward with his plans for the property.

A discussion on the matter continued with questions being directed to the city attorney regarding a potential owner applying for the zoning change. The attorney stated that the ordinance could be worded to allow for the zoning change contingent on the sale of the property. It was pointed out that the city-owned property adjacent to the south of the subject property is zoned R-2, thus preventing this change from being considered spot zoning.

Mr. Hamell made a motion to recommend to the city council the rezoning of 106 S Walnut from C-1 to R-2 contingent on the purchase of the property by Mr. Flesher. Mr. Yard seconded the motion. Roll call vote showed those voting in favor: Altman, Hamell, Yard, Verardi, McClure and against: Kretzer. Motion passed 5-1.

With no other business, Mr. Yard made a motion to adjourn the meeting, Mr. Verardi seconded, and all voted in favor of the motion. Meeting adjourned at 6:49p.m.

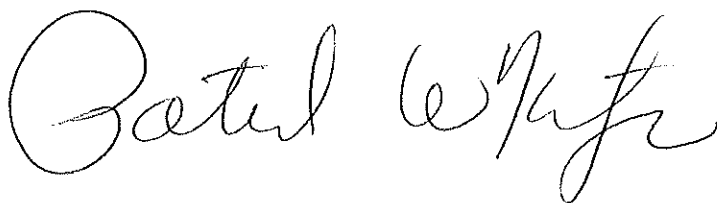
Respectfully submitted,



Scott McClure, secretary

Minutes meeting 12/16/24

Mr. Kretzer called the meeting to order at 6:30p. Roll call was taken. Mr. Altman, Mr. Hamell, Mr. Verardi, Mr. Yard and Mr. Kretzer were all present. Mr. McClure was not present. Minutes from our last meeting were reviewed. Mr. Hamell made a motion to approve those meeting minutes. Mr. Verardi seconded that motion. Mr. Kretzer stated the purpose of the meeting was to consider amending the ordinance of section 10-9-1 and 9-1-1 J.5.b. of the city code. Mr. Kretzer went on to state that within the last month, the city has had to give variances due to this ordinance. Mr. Hamell asked a question on the permanent foundation part of the paragraph. City attorney Rocci Romano went on to state that buildings could still be put on a movable foundation but that would require a variance. This change would just be changing the height and square footage of these buildings with no variance on a permanent foundation. Mr. Hamell made a motion to recommend that the city amends the ordinance sections 10-9-1 and 9-1-1 J.5.b. of the city code. Mr. Yard seconded that motion. Roll call was taken. Mr. Altman, Mr. Hamell, Mr. Verardi, Mr. Kretzer and Mr. Yard all voted yes. Motion passed 6-0. Mr. Kretzer asked if there were any other matters to attend to. There were no other matters. Mr. Altman made a motion to adjourn meeting. Mr. Verardi seconded that motion. Meeting was adjourned at 6:36p.

A handwritten signature in cursive script, appearing to read "Daniel W. Kretzer". The signature is written in dark ink on a white background.