

## Minutes of the Plan Commission

October 21, 2019, 5:30pm

Meeting was called to order at 5:30pm on Monday, October 21, 2019 by Chairman Joe Hauser, in the council chambers in conjunction with a Public Hearing by the City Council.

Roll call was held, following members were present: Tony Verardi, Patrick Kretzer, Scott McClure, Jim Altman, Joe Hadley, Joe Hauser. Absent: Garrett Ess

Chairman Hauser read the first agenda item: Rezoning request of West School Investments LLC to rezone from R-1 to C-1 property located at 300 N. Elevator.

Mr. Kretzer stated this matter had previously been brought before the commission and was denied. In his opinion the building is not usable for any use and he is not in favor of a full rezone, but would support commercial zoned lots along Spresser St.

Property owner Joe Curvey spoke stating he has a party interested in building a commercial building on the Spresser St. side of the property where 2 lots would be created along with one on Houston and the existing school building would be repurposed as a "strip mall" type facility with access drive added off of Spresser St.

Ald. Dorchinecz questioned the "Poplar St. Extended". Mr. Curvey stated that portion of the road is actually owned by them, but he would be willing to deed it back to the City.

Ald. Budd inquired about the new access from Spresser St.

Ald. Bryant asked to see the gift of Poplar St. be put into writing.

Mayor Barry stated he believes this is a good move and the timing is right.

Ald. Driskell inquired about plans for the property. Stacey Hutchins- Joyce stated she is interested in building a salon/spa on the Spresser St. frontage.

Mr. Kretzer inquired about the environmental health of the school building. Mr. Curvey stated there is asbestos in the floor tiles and some piping but would not be disturbed.

Ald. Budd asked if any neighbors present wished to speak for/against the proposed rezoning.

Mr. Kretzer further stated that if the School District didn't feel the building was safe, why it would be now. Mr. Curvey stated he believes the school's decision to close the building was based on the population not the health of the building.

Ald. Driskell inquired about parking. Curvey stated that parking would be on both sides of existing building. Mr. Curvey stated he would be willing to put up fencing between existing property and neighboring homes.

Mr. Hauser asked if the existing school access would be used, yes it would.

Ald. Driskell commented that per her husband who was on the school board at the time, mold was an issue in the facility.

Ald. Skultety expressed concern about the Houston st. side of the property being rezoned to commercial. Mr. Curvey stated he would be ok with that frontage remaining residential.

Mr. Kretzer made a motion to continue the issue to the next meeting to allow the property owner to address some of the issues discussed. Altman seconded, all voted in favor of continuing issue.

Next chairman Hauser asked for a motion to approve minutes from previous meeting. No changes made, Kretzer motioned to approve, Hadley seconded, all voted in favor of approving minutes.

Chairman Hauser read next item, the location and sketch map of Hathaway Homes Phase 2. Chairman asked for any questions or comments on the plan, none raised. Mr. Kretzer motioned to recommend the City Council approve the location/sketch map. Mr. Verardi seconded, all voted in favor of the recommendation.

Chairman Hauser read the next item, the consideration of the preliminary plan for Hathaway Homes Phase 2. No alderman presented any questions/comments. Mr. Kretzer stated his dislike of a storm water detention pond on the front of the property. (Engineer present stated the water would drain within 24 hours of a large rain. *representing Hathaway Homes*)

Mayor Barry read letters in support of the project from the Fire Dept., Taylorville School District, and the Taylorville Ministerial Association.

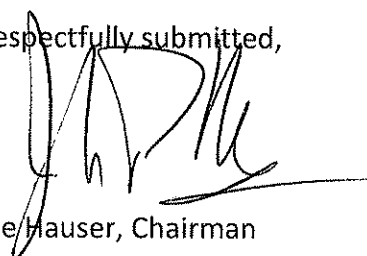
Mr. McClure motioned to recommend City Council approval of the project, Mr. Verardi seconded, all voted in favor of the motion.

Final item of business was the final plat of Atteberry Estates first addition and covenants. Developers present stated progress was moving along on the project with the upcoming completion of utility work. No Alderman presented any questions. Attorney Romano stated that by the next meeting, the ordinance would be completed for water extension. Mr. Kretzer inquired about the covenants. Attorney Romano said that between city code and neighborhood covenants, the stronger of the 2 gets enforced.

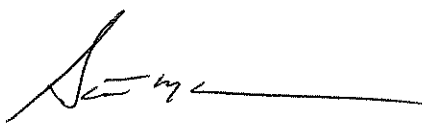
Mr. Kretzer motioned to recommend City Council approval of the final plat and covenants. Altman seconded, all voted in favor of the motion.

No other business was presented, Kretzer motioned to adjourn, Altman seconded, all in favor and meeting adjourned at 6:08p.m.

Respectfully submitted,



Joe Hauser, Chairman



Scott McClure, Secretary