

# 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.

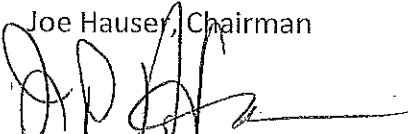
Mr. Hamell seconded.

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

