

Minutes of the Taylorville Planning and Zoning Commission
November 18, 2019

The meeting of the Taylorville Planning and Zoning Commission was called to order at 6:50 PM, Monday, November 18, 2019

A call of the roll showed:

Present: Verardi, Kretzer, Hadley, Hauser

Excused: Altman, McClure and Ess

A motion to approve the minutes of November 4, 2019 as presented was made by Mr. Kretzer with a second by Mr. Hadley. The motion was approved unanimously by members present.

The first item on the agenda was consideration of the rezoning request by Susan Johnson to rezone, from Residential-1 (R-1) to Commercial-2 (C-2), the property known and addressed as 1700 East Main Cross Street.

Significant discussion and commentary was made immediately before and during the public hearing on this request. In opposition was a residential neighbor immediately adjacent on the west side presenting concern about equipment, etc. which has been stored on the property for years in violation of the R-1 zoning ordinance without any improvements or disposal having been made. This neighbor pointed out that this same rezoning request was heard in September 2014 and there has been essentially no change in the amount of equipment stored on this property since that time.

The neighboring property owners to the east were concerned that owners of the subject property were not presenting a site plan as was required of the animal clinic.

There were indications that when a request for a building for the proposed used car lot for the subject property would be made, a specific site plan would be presented. Discussion further showed that a Commercial-1 (C-1) would allow everything that Ms. Johnson is indicating the subject property would be used for, a used car sales lot and auto repair.

A motion was made by Mr. Kretzer to deny the request for Commercial-2 (C-2) zoning and recommend that the City Council consider approval of a Commercial-1 (C-1) zoning designation with the provision that all ramifications and requirements of the C-1 zoning ordinance be enforced especially with regards to lighting and possible water retention leaning toward a good neighbor policy with an adjacent R-1 zoning. A second was made by Mr. Hadley

A roll call vote showed: Verardi-no, Kretzer-yes, Hadley-yes, Hauser-yes.

The motion passed 3 to 1.

The next item on the agenda was the consideration of the Construction Plans for Hathaway Homes of Taylorville, Phase 2-West Elm Street.

A letter from City Engineer Joseph L. Greene, dated November 18, 2019, cited four (4) changes needed to be made to conform to City Code.

A motion was made by Mr. Kretzer to recommend approval of the Hathaway Homes Taylorville Phase 2- West Elm Street, to the City Council, subject to the completion of the requirements outlined in the letter dated November 18, 2019 from the office of Greene & Bradford, City Engineers. A second to the motion was made by Mr. Hadley.

A roll call vote showed: Verardi-yes, Kretzer-yes, Hadley-yes, Hauser-yes.

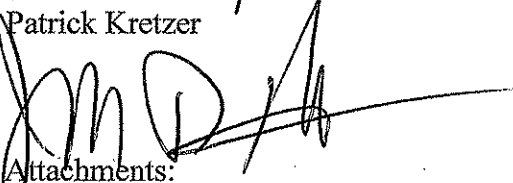
There being no other business brought before this committee a motion was made by Mr. Verardi to adjourn. A second was made by Mr. Kretzer. A unanimous vote was made to adjourn at 6:55 PM.

Respectfully submitted,

Joseph P. Hauser, Chairman and Acting Secretary

Reader For Accuracy,


Patrick Kretzer


Attachments:

Attendance list and Letter from Greene and Bradford dated November 18, 2019