

Planning and Zoning Commission Meeting Minutes November 4, 2019

Meeting was called to order by Chairman Joe Hauser at 6:30 p.m. in the Council Chambers. Roll call took place. Members present were Tony Verardi, Patrick Kretzer, Scott McClure, Jim Altman, and Joe Hauser. Excused were Garrett Ess and Joe Hadley.

Chairman Hauser presented the minutes from the Oct. 21st meeting and asked for any changes or comments. Seeing none, Mr. Kretzer motioned to approve, and Altman seconded, all in favor.

Chairman Hauser read the purpose of the meeting; a continuation of the meeting to make a recommendation on the rezoning request of the West School Investments LLC property from R1 to C1

Mr. Kretzer stated he was against this proposal 5 years ago and continues that view based on the belief the school district closed the property due to safety concerns among others. He quoted a February 2010 article stating the district's architect's opinion that the school was in such disrepair that it should be closed. Kretzer continued that he would be in favor of rezoning a portion of the property, but not the entirety.

Mr. Bernie Curvey stated his family has a solid reputation in the community for upkeep of property.

Mr. Kevin Bauer, neighbor, asked for a definition of C1 zoning. Chairman Hauser read the complete definition as found in the city code.

Mayor Barry stated his opinion that the Curvey's would not rent the building out if it were unsafe to do so.

Chairman Hauser provided an environmental report from the school district stating that asbestos was present and considered a medium-level concern if the walls were to be opened but all other asbestos presence was a low-level concern. He also presented minutes from the TCUSD meeting authorizing the sale of the property based on the building being unnecessary to the district.

Mr. Verardi stated that many buildings in town contain asbestos and only becomes an issue if disturbed.

A letter from Mrs. Wells, neighbor to the property in question, was presented. She was present and stated that she was previously opposed to the original rezoning request but the Curvey's have kept the property in good repair over the years.

Mr. Kretzer reiterated to those present that once this zoning is changed, anything can be built on the property.

Attorney Romano stated that an unsigned commitment had been received to sign over the Poplar street extension to the city as well as build a privacy fence along a neighboring property. Mr. Joe Curvey stated they would be happy to sign the commitment. Other issues would be visited at the time the request to subdivide the property is received.

Alderman Budd asked Joe Curvey if he is willing to pay the increased taxes that will accompany a commercial property. Curvey stated they would have no choice but to pay. Ald. Bryant stated he wasn't getting a free pass, he would have to pay what the county says. Mr. Kretzer questioned the valuation on the building based on it having no worth when the school district sold it. Mr. Verardi stated that when the property is brought up to code, the value would be greater.

Neighbor, Mr. Beyers, stated his concern over other vacant commercial properties in town and if supply is too great.

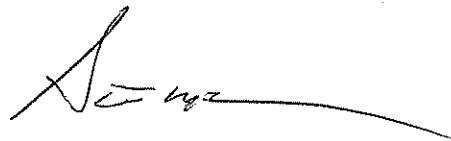
Mr. Kretzer made a motion to recommend to the City Council the approval of the rezoning request from R1 to C1 contingent on the Poplar Street transfer and installation of privacy fencing. Mr. Verardi seconded. Roll call vote was held, Verardi, McClure, and Hauser voted yes, Kretzer and Altman voted no. Motion passed 3-2.

Meeting was adjourned at 7:05 p.m. on a motion by Mr. Verardi, seconded by Mr. McClure.

Respectfully submitted



Joe Hauser, Chairman



Scott McClure, Secretary