

Minutes of the Plan Commission

February 1, 2021

Meeting was called to order at 6:30pm in the council chambers in conjunction with a public hearing held by the City Council.

Acting chairman Kretzer asked for a roll call. Present: Tony Verardi, Patrick Kretzer, Kevin Hamell, Scott McClure, Matthew Yard and via Zoom: Joe Hauser and Jim Altman.

Minutes from the October 19, 2020 meeting were presented. No changes noted, Hamell made motion to accept, Verardi seconded, all voted to accept.

Mr. Kretzer read purpose of the meeting: Rezoning request by Nicholas and Denise Root to rezone from R2 to C1 property located at 822 E Vine St, Taylorville.

Mr. Kretzer presented meeting minutes and notes from previous council and commission meetings dealing with previous requests for rezoning the property in question. Property began as Industrial, in 1999 changed to R2. At various times, the Root's have requested rezoning back to industrial or commercial and has never been adopted. In the past a neighboring landowner has raised objection to the rezoning.

McClure questioned if this is considered spot zoning as there is no surrounding commercial, just residential, and industrial. Atty Romano stated it was not.

Alderman Burtle stated there was too much talk of the past, not current issues.

Discussion between parties present continued.

Neighbor Mary Daigh joined the meeting via Zoom, she stated she was not in favor of the rezoning and construction of storage units on the subject property.

Mr. Root stated he was willing to do whatever it took to work with the neighbor.

Alderman Lanzotti stated Mr. Root has always had a well-run business.

Due to time limitations and the City Council meeting, the Commission meeting was moved to conference room.

Mr. Verardi made a motion to recommend to the city council the rezoning of the property from R2 to C1, Mr. Hamell seconded. Verardi, Hamell, Hauser, McClure, Altman, and Yard voted in favor of the motion, Kretzer abstained.

A motion to adjourn at 7:11pm was made by Verardi, seconded by Yard.

Respectfully submitted,

Patrick Kretzer, acting chairman



Scott McClure, secretary

