

# Planning and Zoning Commission

## Minutes

September 16, 2019

Meeting was called to order at 6:00pm by chairman Joe Hauser in the city council chambers. Roll call was held, members present: Joe Hauser, Patrick Kretzer, Jim Altman, Scott McClure; excused: Tony Verardi, Joe Hadley, Garrett Ess; council members: Mayor Barry, alderman Olive, Driskel, Lanzotti, Burtle, Skultety, Budd, and Bryant; superintendents: David Speagle and Mike Crews. Others present from the public and representing the project in question: David Atchley, David Ryan, Meggann Bell, Nathan Joseph, Justin Gragor, Julie Lilly, Marty Sanders, Leon Coffey, and Nathan Joseph.

Chairman Hauser asked for a motion to approve the minutes from 2 meetings held on August 19, 2019. Motion made by Mr. Altman, seconded by Kretzer, all voted in favor.

The purpose of the meeting was read by chairman Hauser: discussion and consideration of the location and sketch map for Hathaway Homes of Taylorville, Phase 2-West Elm

Chairman Hauser began discussion by asking alderman present if there were any questions.

Alderman Burtle asked for clarification on if a letter of support for the project was received from the city. Mayor Barry stated he provided such letter, alderman Burtle stated that was the mayor's opinion and not necessarily that of the full council. A representative of the developer said the letter was received, but that it is not always needed now as it was in the past by the state. Ald. Burtle asked for clarification on the ability to show the need for this type of housing. The developer stated that a market study was done by a firm hired by the developer. Burtle asked that the council receive a copy of said study with the personal belief that the market is saturated with this type of housing. A representative from CCDC stated that 85% of their occupants come from Christian County. Mayor stated that in his opinion, most of the occupants of the 1<sup>st</sup> phase are local.

Ald. Driskell asked if priority of housing be given to locals. CCDC rep stated only age and handicap can be given priority. Driskell stated she would support the project if priority was given to locals and further inquired about the funding of the project. A representative explained that it was funded through dollar-for-dollar tax credits through the IRS affordable housing tax credits. Driskell inquired that if state funding dried up, where would maintenance and upkeep costs come from? It was stated that the project isn't reliant on state funding and rents would pay for upkeep.

Ald. Skultety inquired if an income study was done for Taylorville or entire area. Representatives stated the study was done for the market area. Skultety asked if he could see the study and believes the previous project similar to this increased the number of low income residents, thus creating an enhanced market for this type of housing.

Ald. Budd asked about scope of project (48 units). He further asked about tax rates on the properties, a long discussion was held stating that the rate was the same as similar properties, but the actual dollars received from these properties was less than a comparable single-family home. He further inquired if a phase 3 was in the works, representatives stated there were no plans now for a phase 3. Budd further stated he believes there is a need for this type of project following the tornado but didn't feel it was fair that the taxes received were much less than a typical private residence. CCDC stated they were working with the county on a solution

Mr. Kretzer asked if this should be tabled until the information requested was received. It was clarified that all that was being asked was an approval of the site plan at this time. Kretzer then asked about the feasibility of building this type of housing in existing neighborhoods with empty lots. Representatives said that has been done at times. Mayor Barry stated the ownership of the individual lots would create an issue, multiple owners. Kretzer further inquired about the drainage basin at the front of the property, engineer stated it would be a dry basin.

Chairman Hauser referenced a letter from the fire department requesting specific fire hydrant locations on sketch map. The developer stated that would not be an issue and would be reviewed. Hauser then read a letter from City Engineer Green stating his approval of plans.


Alderman Budd clarified that a more detailed site plan would still have to be presented at a later time.

Further discussion was held about how to proceed in light of the situation with the approval of the first phase of this project. Attorney Romano stated that action does not need taken until the second regular meeting to allow for the other reports to be presented.

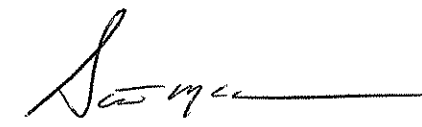
Mr. Kretzer made a motion to continue the discussion at the next regular meeting. Altman seconded, all voted in favor.

With no other business, Mr. Altman motioned to adjourn, Kretzer seconded, all in favor and meeting ended at 6:51pm.

Respectfully submitted



Joe Hauser, Chairman



Scott McClure, Secretary