

CITY OF OLNEY  
PLAN COMMISSION  
SEPTEMBER 2, 2014

AGENDA #1 “CALL TO ORDER” The meeting of the Plan Commission was called to order at 7:30 p.m. in the Council Chambers of the Olney City Hall, 300 S. Whittle Avenue, Olney, Illinois, with Wesley Tolliver presiding.

AGENDA #2 “ROLL CALL” The following Plan Commission members were present: Scott Jones, David Abell, Vicki Lobacz, Pat Everette, Steve Eichhorst and Wesley Tolliver. Belinda Henton was absent. Also present were City Attorney Larry Taylor, Code Enforcement Officer Mike Mitchell and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON AUGUST 4, 2014” Mr. Eichhorst moved to approve the minutes of the Plan Commission meeting on August 4, 2014, seconded by Mr. Jones. Mr. Abell, Mrs. Lobacz, Mr. Jones, Mr. Eichhorst, Mr. Everette and Mr. Tolliver voted yes. There were no opposing votes. The motion carried.

Mr. Winter entered the meeting at 7:32 p.m.

AGENDA #4 “SWEARING IN” Mr. Tolliver asked that anyone wishing to testify on behalf of the item being discussed to stand and be sworn in. City Clerk Sterchi asked those standing to raise their right hand and “swear to tell the truth, the whole truth and nothing but the truth so help me God.” Randy Meyer was sworn in.

AGENDA #5 “REZONING: W. CATHERINE ST. FROM R-5 (TRAILER OR MOBILEHOME DISTRICT) TO M-1 (LIGHT INDUSTRIAL SHOPPING DISTRICT)” Randy Meyer submitted a Petition for Rezoning for Lots 49 and 50 on W. Catherine Street. If the request was granted, the petitioner planned to use the property for the purpose of a car wash.

Mr. Meyer presented the Plan Commission with a few schematics. The first schematic showed the planned exterior of the carwash from the north, south, east and west elevations. The second schematic detailed the proposed car wash floor plan. The last schematic was of an aerial plan for the car wash layout and set backs.

There was a lot on the corner of W. Catherine Street and West Street that Mr. Meyer was also purchasing for the purpose of the car wash. Lots 49 and 50 of W. Catherine Street were the only areas that would need to be rezoned.

Prior to the call of order of the Plan Commission meeting, Mr. Tolliver had a short discussion with Mr. Meyer regarding the car wash. The car wash entrance would be off of W. Catherine Street, not off of the highway. Mr. Meyer indicated that IDOT would not have allowed the entrance to be located off of West Street. In addition, Mr. Meyer stated there would be ample

stacking space for waiting cars. Mr. Tolliver was happy to hear of the stacking plan, as he had concerns based on another car wash's line of cars that often overflowed onto Main Street.

Mr. Tolliver asked Code Enforcement Officer Mike Mitchell if a plan for water retention would be needed. Mr. Mitchell indicated that a plan for water retention would need to be in place.

Mr. Eichhorst asked if the car wash would be affiliated with Mach 1. Mr. Meyer replied that the businesses would be related. Mr. Meyer's company, Meyer Oil Co., also owned Mach 1. Eventually, the Mach 1 would be able to sell car wash codes. Cash and credit cards would be accepted as payment.

While nearby to residential trailers, no buildings would need to be removed for the purposes of the car wash. Neither City Clerk Sterchi nor any of the Plan Commission members had received opinion for or against the application.

Mrs. Lobacz wondered if the car wash could create traffic issues with the CVS Pharmacy drive-thru. Mr. Meyer did not anticipate any traffic issues due to the ample amount of stacking room. In addition, the bays will be able to wash cars very quickly in comparison to other car washes built as soon as 10 years ago.

Mr. Winter asked what kind of bays would be available. Mr. Meyer indicated that there would be two automatic bays, one touch free and one soft cloth. There would also be three additional manual bays.

Mr. Winter then asked if any needs analysis studies had been conducted regarding amounts of car washes in towns of certain population sizes. There were already four car washes in Olney. Mr. Meyer replied that no studies had been conducted. Meyer Oil Co. had been conducting business in Olney since the 1980s with tremendous success. The car wash would be very modern and tied to the already successful convenience store. Gas discounts would be given to car wash purchasers, as well.

Mr. Abell asked if the car wash would be maintained by a live person. One or more employees would be on site regularly, but the car wash would not be manned for full 24 hour periods. On the flip side, the convenience store would be manned 24 hours per day, seven days per week. If a problem were to arise, the convenience store employees would be able to handle the situation. For security and observation, video cameras would be located on site at the car wash along with an alarm system.

Mr. Winter asked the Plan Commission if it was of their responsibility to protect existing businesses. The Commission replied that it would not be a factor in determining a zoning request.

Mr. Everette asked, if approved, when construction would begin. Mr. Meyer would like to begin construction in the Fall, but that would be dependent on weather. If approved by the

Plan Commission, and then approved by the City Council, Meyer Oil Co. would exercise their options on the property, which would take about 30 days. Past that, it would take approximately 90 days to complete construction.

Mr. Abell asked if the car wash would be open during the Winter season. Mr. Meyer stated that the car wash would plan to be open for 24 hours per day, each day of the year. Should temperatures drop to five degrees or less, the car wash would close. Mr. Winter had concerns of water freezing and causing car accidents. Mr. Meyer indicated that current designs took concerns such as those into account. Additionally, the car wash would have heated pads.

Mr. Jones moved to approve the rezoning of Lots 49 and 50 on W. Catherine Street from R-5 (Trailer or Mobilehome District) to M-1 (Light Industrial District), seconded by Mr. Everette. Mr. Abell, Mrs. Lobacz, Mr. Jones, Mr. Eichhorst, Mr. Everette and Mr. Tolliver voted yes. Mr. Winter voted no. The motion carried. The request would go before the City Council on Monday, September 8, 2014 for consideration. Mr. Meyer would attend the meeting.

AGENDA #6 “ADJOURN” Mr. Jones moved to adjourn, seconded by Mr. Winter. Mr. Abell, Mr. Winter, Mrs. Lobacz, Mr. Jones, Mr. Eichhorst, Mr. Everette and Mr. Tolliver voted yes. There were no opposing votes. The Plan Commission meeting adjourned at 7:47 p.m.

Kelsie J. Sterchi  
City Clerk