

CITY OF OLNEY  
PLAN COMMISSION  
JUNE 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 Steve Eichhorst presiding.

AGENDA #2 “ROLL CALL” The following Plan Commission members were present: Belinda Henton, Scott Jones, Mike Winter and Steve Eichhorst. Wesley Tolliver and Pat Everette were 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 FEBRUARY 3, 2014” Mr. Winter moved to approve the minutes of the Plan Commission meeting on February 3, 2014, seconded by Mrs. Henton. Mr. Winter, Mr. Jones, Mrs. Henton and Mr. Eichhorst voted yes. There were no opposing votes. The motion carried.

AGENDA #4 “SWEARING IN” Mr. Eichhorst asked that anyone wishing to testify on behalf of the item being discussed to stand and be sworn in. Multiple members of the audience rose with desire to speak. City Clerk Sterchi asked those standing to raise their right hands and “swear to tell the truth, the whole truth and nothing but the truth so help me God.” Those standing were sworn in.

AGENDA #5 “MOWREY SUBDIVISION PLAT” Mr. Eichhorst wanted to move Agenda #5 to the bottom of the agenda and address Agenda items #6 and #7 first.

AGENDA #6 “REZONING: 940 W. NORTH AVE. FROM R-4 (MULTIPLE DWELLING DISTRICT) TO M-1 (LIGHT INDUSTRIAL DISTRICT)” James Mowrey and Jacqueline Moore submitted a Petition for Rezoning at 940 W. North Avenue. If the request was granted, the petitioners planned to use the property to construct a building for the purpose of warehousing parts and equipment for the oil and gas industry.

Mr. Eichhorst asked if anyone in the audience would be able to detail the Commission on the type of work that would take place on the property. James (Jim) Mowrey stood to speak on the plans for 940 W. North Avenue. Mr. Mowrey was the owner of REP Sales. While offering business in a few other states, Mr. Mowrey based his business out of Olney and employed 11 individuals in Olney. REP Sales currently had locations on Whittle Avenue in Olney. The current locations were becoming too cramped and crowded to function properly.

REP Sales would provide two purposes. First would be for the purpose of acting as a manufacturing representative where REP Sales would sell for others on a commission basis. The

next portion of his business would be for powder coating. The coating would be a fusion bonded epoxy type of coating.

Mr. Mowrey would like to purchase the ground at 940 W. North Avenue and divide it to house two buildings. One building would be for light commercial powder coating and factory type repair. The second building would be about 12,000 square feet and be used as a warehouse. The hours of operation would be from 7:00 a.m. until 5:00 p.m. or later, depending on customer need.

Brandon Ochs, 1103 W. North Avenue, addressed Mr. Mowrey with a few of his concerns. Mr. Ochs was concerned with trucks and semis. Large trucks seemed to have difficulty making turns from Main Street to Linn Street and also from Linn Street on to W. North Avenue. Mr. Ochs also described that there were tracks near his residence where a trailer had gone into the ditch and almost hit the fire hydrant. Mr. Mowrey did confirm that material would come REP Sales them by way of large semi trailers at a rate of three or four per day.

Willard Anderson included that there would be other ways onto the property in question. Mr. Ochs was aware of that, but at the next best intersection, trucks seemed to get "hung up" on the railroad tracks.

Mr. Ochs then asked what chemicals were used in the powder coating. Mr. Mowrey replied that no hazardous chemicals would be used. Instead, they used something called Scotchkote 134, and he invited the audience to Google the name for more information.

Mrs. Henton wondered if Mr. Mowrey had considered purchasing property in any industrial park. Mr. Mowrey replied that he had been in touch with RCDC Directory Courtney Yockey who seemed to indicate that there were no appropriate lots available. Mr. Yockey was present and clarified that he had shown Mr. Mowrey several options.

Another individual from the audience asked Mr. Mowrey if there would be any odor generated from his facility. She was also under the impression that the business would be storing items for oil fields. Mr. Mowrey explained that he had no interest to get into the pipe portion of the oil industry. His items were more so elbow, fittings and valves. These items would all be brand new and in boxes.

Mr. Mowrey then revisited the topic of the powder coating. He indicated that the items needing the coating would be put onto a cart and placed in an eight foot oven at 425 degrees. The items would then be rolled out of the oven, and the powder would be blown on. Once applied, the coating would go back into the oven to be cured.

Mr. Ochs again spoke up to express his concerns on what and industrial property would do the values of the residential properties in the area. Mrs. Ochs had concern with the number of children in the area and also appreciated the current peace and quiet the neighborhood had.

Mrs. Henton asked how large of an area REP Sales would need. There seemed to be a four acre lot near Wease Equipment that could be better suited. Mr. Mowrey was not sure how to visualize four acres. Mrs. Henton pointed out that four acres would not be much less than the area

applied for the rezonings, which was 5.63 acres. Looking at the application, Mrs. Henton also noticed that there seemed to be some wasted space on the north and east sides of the current proposed location. Mr. Yockey indicated that he had not seen any schematics for either REP Sales building.

At this stage, Mr. Mowrey felt that he did not have a preference on location as long as it could easily house his facility. Mrs. Henton preferred that Mr. Mowrey take another look at the available four acres near Wease Equipment to evaluate the pros and cons. Mr. Mowrey was open to revisiting the site as long as it would be large enough.

In response to Mrs. Henton's thoughts, Mr. Anderson again addressed the Commission saying that Mr. Mowrey had already made investments towards the 940 W. North Avenue location. Mr. Eichorst told Mr. Anderson that he feared if the topic went to vote that evening, the applications would more than likely not pass. In addition, four letters were received by City Clerk Sterchi opposing the applications. Letters were received from William Smith, Imogene Billingsley, Dale Smith and Terry Fehrenbacher.

Scott Billingsley, 921 W. Elm Street, also spoke up regarding the powder coating. Mr. Billingsley had worked at Bateman Auto Parts for 35 years. It was Mr. Billingsley's opinion that when the powder turned into a coating in the ovens, odors were produced. Mr. Billingsley had to resign from his position with Bateman Auto Parts a year ago due to breathing issues he had been experiencing. He feared that the powder coating would have adverse affects on him.

Mrs. Henton moved to table the applications until July to allow for Mr. Yockey and Mr. Mowrey to revisit alternate site locations, seconded by Mr. Jones. Mr. Winter, Mr. Jones, Mrs. Henton and Mr. Eichorst voted yes. There were no opposing votes. The motion carried.

AGENDA #7 "REZONING: 940 W. NORTH AVE. FROM R-4 (MULTIPLE DWELLING DISTRICT) TO C-3 (CENTRAL BUSINESS DISTRICT)" James Mowrey and Jacqueline Moore submitted a Petition for Rezoning at 940 W. North Avenue. If the request was granted, the petitioners planned to use the property to construct a building for the purpose of powder coating piping products used in the oil and gas industry.

Agenda #7 was also part of the discussion during Agenda #6 and fell into the same motion.

AGENDA #8 "ADJOURN" Mr. Jones moved to adjourn, seconded by Mrs. Henton. A majority affirmative voice vote was received. The Plan Commission meeting adjourned at 7:55 p.m.

Kelsie J. Sterchi  
City Clerk