

CITY OF OLNEY  
PLAN COMMISSION  
OCTOBER 7, 2013

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: Amber Jared, Pat Everette, Rob McClain, Neva Casstevens and Steve Eichhorst. Wesley Tolliver, Mike Winter and Scott Jones were absent. Also present were City Attorney Larry Taylor, Code Enforcement Officer Mike Mitchell and City Clerk Belinda Henton.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON SEPTEMBER 3, 2013” Mr. McClain moved to approve the minutes of the Plan Commission meeting on September 3, 2013, seconded by Mr. Everette. Mrs. Jared, Mr. Everette, Mr. McClain, Mrs. Casstevens 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. City Clerk Henton asked them to raise their right hand and “swear to tell the truth, the whole truth and nothing but the truth so help me God.” Ray Markwell was sworn in.

AGENDA #5 “REZONING: 1.5 ACRE TRACT OF LAND LOCATED APPROXIMATELY 860 FEET EAST OF US 50 ON THE SOUTH SIDE OF BAIRD STREET FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO R-1 (SINGLE-FAMILY RESIDENCE DISTRICT)” Ray and Gladys Markwell submitted a petition to change the zoning from M-1 to R-1 on a 1.5 acre tract of land located approximately 860 feet east of US 50 on the south side of Baird Street. If the request for rezoning is granted, the potential buyer would like to build a new home.

Mr. Markwell explained he has a potential buyer that wants to build a house on the property, but he would not be allowed to do so with the current zoning. There is room on the top of the property to build a house, but the bottom portion is in the flood zone.

Mr. McClain asked for a clarification for the top of the property. Mr. Markwell explained there is a creek on the west side of the property with low land to the east. Further east the property rises approximately 15 feet to the top of the hill. Mr. Markwell has never seen the water out of the creek.

Mr. McClain asked if any comments were received from the public. Mrs. Henton received a call from Mike Doll expressing his concern for rezoning the industrial property for residential use because of potential noise and traffic generated by the other industrial property located to the east and north of the subject project.

Mr. Markwell pointed out there is another residential property within 100 feet of this property. Mr. Mitchell thought that property was zoned R-S (Single Family Residential).

The subject property is currently outside city limits.

Mrs. Jared moved to recommend the approval of the rezoning, seconded by Mr. Everette. Mrs. Jared, Mr. Everette, Mr. McClain, Mrs. Casstevens and Mr. Eichhorst voted yes. There were no opposing votes. The motion carried.

Mr. Eichhorst recommended and encouraged Mr. Markwell to attend the City Council meeting on October 14 at 7:00 p.m.

Mr. Taylor discussed the possibility of addressing the Board of Appeals filing fees with the City Council. Currently, filing fees for rezoning petitions and special use permits are \$200. The primary purpose of the fees is to cover the City's cost. The fee to file for a variance is \$100. The same costs are experienced for rezonings and variances other than usually there are not as many property owners notified for a variance. Mr. Taylor wanted to introduce this issue to the Plan Commission because ultimately they have to make a recommendation for any change to the zoning ordinance. If the Plan Commission is opposed to a fee increase, the matter would not be proposed to the City Council.

Mr. McClain asked how the City's fees compare to other communities. Mr. Taylor did not believe the fees have been compared to other communities.

Mr. McClain asked if the City is being efficient in notifying the public. Mrs. Henton explained the biggest expense is the legal notice which has to be published in the newspaper.

Mr. Eichhorst asked if the petitioners could be responsible for the publishing of the legal notice. Mrs. Henton did not think that would be efficient since the legal notice would need to be prepared by the City and published within a short time schedule. Currently, the City Clerk prepares the legal notice in the acceptable format and emails it to the Daily Mail.

Mr. Eichhorst's opinion was the Board of Appeals should have the same fees as the Plan Commission. Mr. McClain commented the costs should be the same if the expenses are relative. The Plan Commission was not opposed to the fee change.

AGENDA #6 "ADJOURN" Mr. McClain moved to adjourn, seconded by Mr. Everette. Mrs. Jared, Mr. Everette, Mr. McClain, Mrs. Casstevens and Mr. Eichhorst voted yes. There were no opposing votes. The motion carried.

The Plan Commission meeting adjourned at 7:50 p.m.