

CITY OF OLNEY
PLAN COMMISSION
APRIL 2, 2018 - **DRAFT**

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: Barb Roberts, David Abell, Greg Eyer, Wesley Tolliver, Belinda Henton, and Steve Eichhorst. Vicki Lobacz, Scott Jones, and Pat Everette were absent. Also present were Code Enforcement Officer Mike Mitchell, City Attorney Bart Zuber and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON MARCH 5, 2018” Page five of the minutes read, “Mr. Mitchell quoted a definition of milk distributing stations found through the West Virginia Department of Health and Human Services that he found through links provided by the USDA. ‘The distribution stations are set up as transfer and supply depots for finished milk and milk products being distributed in areas too distant from the processing plant for routine stocking of route trucks.’” Mrs. Roberts told the Commission that according to her research since the meeting, the definition was not a USDA definition, but a West Virginia Department of Health and Human Services definition alone. Because of this, she felt that the minutes should be amended to make that clear.

Mr. Mitchell told Mrs. Roberts that he had started at the USDA’s website and followed various links which lead him to the West Virginia Department of Health and Human Service’s listed definition. Mrs. Roberts understood, but still wished to have it clarified that the definition did not come directly from the USDA.

Mr. Eichhorst moved to approve the minutes of the Plan Commission meeting on March 5, 2018.

Noting Mrs. Roberts’ research after the last meeting, Mrs. Henton felt that the minutes should not be amended because “what was said was said.”

Mr. Eichhorst amended his motion to approve the minutes of the Plan Commission meeting on March 5, 2018, and to note in this evening’s minutes that the clarification on the milk distributing station quote did not come from the USDA, seconded by Mr. Eyer. Mrs. Roberts, Mr. Abell, Mr. Eyer, Mr. Tolliver, Mrs. Henton, and Mr. Eichhorst voted yes. There were no opposing votes. The motion carried.

AGENDA #4 “SWEARING IN” Mr. Tolliver asked that anyone wishing to testify on behalf of the items 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.” Ivan and Mabel Mills were sworn in.

AGENDA #5 “SPECIAL USE PERMIT: 620 S. SHIELDS STREET” Ivan and Mabel Mills came before the Plan Commission to request a Special Use Permit for 620 S. Shields Street. The petitioners were requesting the Special Use Permit in order to place a mobile home more than 10 years old at 620 S. Shields Street. If the request for Special Use Permit was received, the petitioners would use the mobile home as a personal residence.

Mrs. Roberts asked for the age of the proposed mobilehome. Mr. Mills responded that it was a 2002 model. The Mills’ were hoping to replace the mobilehome currently on the property.

Mr. Eichhorst asked where the proposed mobilehome was at the current time. Mrs. Mills replied it was being held at Clayton Homes in Fairfield, Illinois.

Mr. Eyer asked if any opposition had been received to the request. Mrs. Sterchi indicated that a written opposition had been received from Wayne Pitts.

Mr. Eichhorst wished to have noted that Mr. Pitts did not live inside of City limits. Mrs. Sterchi confirmed, but noted that Mr. Pitts was a trustee of the Sherman Pitts Trust, owners of 830 W. Bryant Street.

Mr. Abell asked the Mills if they planned on living in the mobilehome. They confirmed.

Mrs. Henton was concerned with the age of the proposed mobilehome. She noted that mobilehomes continuously depreciate.

Referencing provided photos, Mr. Tolliver felt that the proposed mobilehome looked to be very well maintained. Mrs. Henton felt it was difficult to tell because only two photos had been provided.

Mrs. Henton moved to deny the Special Use Permit for placement of a mobilehome over 10 years of age at 620 S. Shields Street, seconded by Mrs. Roberts.

Mr. Tolliver clarified that in voting, yes votes would be in favor of denial and no votes would be in favor of approval.

Mrs. Roberts, Mr. Eyer, and Mrs. Henton voted yes. Mr. Abell, Mr. Tolliver, and Mr. Eichhorst voted no. The motion died due to a tie vote.

Mr. Eyer expressed concern with an older mobilehome in a non-mobilehome district due to its chances of becoming a rental. He felt that typically, rental units deteriorated much more quickly, and reflected poorly on the neighborhood. He wondered if a stipulation could be added, upon approval of the Special Use Permit, to have the mobilehome removed or vacated if no longer occupied by the owners. City Attorney Zuber replied that he was unsure whether or not such a stipulation could be put into place. Mr. Mitchell added that his opinion was that the Plan Commission could suggest such stipulations.

If an owner-occupied stipulation was allowed, Mr. Eichhorst wondered how it could be enforced. It was offered that the Special Use Permit could have a time limit, and could be required to come up for re-approval or denial. It was also suggested that the water bills could be used to see who had water service at a particular property.

Mr. Tolliver wondered if the City's ordinance should be changed to not allow mobilehomes over 10 years of age as rental units. Mr. Zuber, Mr. Mitchell, and Mrs. Henton felt that would be too difficult to enforce. However, Mr. Mitchell pointed out that manufactured homes approved for a Special Use Permit must be new and occupied by the owner. If the Commission wished to make a recommendation to change the ordinance, perhaps the changes could be similar to that of manufactured homes.

The request for Special Use Permit would be presented to the City Council for their approval or denial on Monday, April 9, 2018, at 7:00 p.m.

AGENDA #6 "PUBLIC COMMENTS/PRESENTATIONS" No one from the public wished to speak under this item.

AGENDA #7 "ADJOURN" Mr. Eichhorst moved to adjourn.

Mrs. Roberts felt that she did not receive a clear answer at the last meeting of the Plan Commission when she had asked who was in charge of following through on unfollowed City ordinances. Mrs. Henton replied that it would depend on which ordinance. To clarify, Mrs. Roberts indicated she was asking who enforced ordinances that would affect the Plan Commission. Mr. Tolliver indicated that Mr. Mitchell was the Code Enforcement Officer, and would handle the enforcement of most of the ordinances in relation to the Plan Commission.

Mrs. Roberts again stated concern with the City's Comprehensive Plan from 2000 and the lack of follow through. Mr. Tolliver agreed that not much had been followed from that Plan, but a few things had been taken into consideration.

Mrs. Roberts asked if everyone had a copy of the Comprehensive Plan. Not everyone on the Plan Commission had copies. Mrs. Henton was the City Clerk when the Comprehensive Plan from 2000 was created. She indicated that copies had been provided to various committee members over time and never returned. Mrs. Sterchi indicated that there was one copy in the City vault. Mrs. Henton believed one was also available at the Olney Public Library.

Mrs. Roberts was concerned with the fact that the City had spent thousands of dollars on the creation of the Comprehensive Plan with no follow through. She felt that the Comprehensive Plan could have been referenced numerous times over the years, specifically during conversations regarding Prairie Farms' recent expansion plans.

Mrs. Henton reminded Mrs. Roberts that the Comprehensive Plan was a suggestion and not mandated. In regards to Prairie Farms, she questioned if it would be worth risking a valuable employer to stick to a plan from 18 years ago. Mrs. Roberts pointed out that Prairie Farms never said they would go out of business. Mrs. Henton felt that was suggested.

To clarify, Mrs. Roberts asked if the Comprehensive Plan should not be referenced any longer. Mrs. Henton replied that was not what she said. The Comprehensive Plan had been referenced from time to time, but she felt that ideas of today may not agree with the ideas of 18 years ago.

Mrs. Roberts did not feel that knowledgeable decision making could be made by committee members without having heard about or seen the Comprehensive Plan.

Mr. Eyer seconded the motion to adjourn. Mrs. Roberts, Mr. Abell, Mr. Eyer, Mr. Tolliver, Mrs. Henton, and Mr. Eichhorst voted yes. There were no opposing votes. The motion carried. The Plan Commission meeting adjourned at 7:50 p.m.

Kelsie J. Sterchi
City Clerk