

CITY OF OLNEY
PLAN COMMISSION
APRIL 3, 2017

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, Vicki Lobacz, Wesley Tolliver, Belinda Henton, Steve Eichhorst, and Pat Everette. Scott Jones was 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 FEBRUARY 6, 2017” Mr. Eichhorst moved to approve the minutes of the Plan Commission meeting on February 6, 2017, seconded by Mr. Abell. Mrs. Roberts, Mr. Abell, Mr. Eyer, Mrs. Lobacz, Mr. Tolliver, Mrs. Henton, Mr. Eichhorst, and Mr. Everette 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 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.” David Read, Chris Ginder, and Amanda Ginder were sworn in.

AGENDA #5 “REZONING: 914 W. CATHERINE STREET FROM R-5 (TRAILER OR MOBILEHOME DISTRICT) TO C-2 (COMMERCIAL DISTRICT)” David Read, came before the Plan Commission to request a rezoning for 914 W. Catherine Street from R-5 (Trailer or Mobilehome District) to C-2 (Commercial District). Mr. Read was requesting the change in zoning to construct a larger pole building for storage of trailers and equipment.

Mr. Read explained that it was his hope to create the pole barn for storage in order to keep trailers and equipment protected from weather, and to keep some of his scrap material out of sight. The inside of the proposed pole building would be unfinished.

Mr. Everette asked if the building would have a concrete floor. Mr. Read confirmed. He noted that a trailer currently sat on the lot. The trailer would be removed. Once removed, he planned to leave the concrete pad as-is.

Mrs. Roberts felt that the request for rezoning was appropriate for what was currently in the area. She added that Mr. Read had done a nice job of keeping the area neat and well kept.

Mr. Tolliver noted that no negative comments had been received for the request.

Mr. Eyer moved to approve the request for rezoning 914 W. Catherine Street from R-5 (Trailer or Mobilehome District) to C-2 (Commercial District), seconded by Mrs. Lobacz. Mrs. Roberts, Mr. Abell, Mr. Eyer, Mrs. Lobacz, Mr. Tolliver, Mrs. Henton, Mr. Eichhorst, and Mr. Everette vote yes. There were no opposing votes. The motion carried.

Mr. Tolliver told Mr. Read that the City Council would hear the Plan Commission's recommendation for approval at their upcoming City Council Meeting on April 4, 2017, at 7:00 p.m.

AGENDA #6 "SPECIAL USE PERMIT: PLACEMENT OF MOBILE HOME MORE THAN 10 YEARS OLD ON 916 W. CATHERINE STREET" David Read came before the Plan Commission to request a special use permit for placement of a mobile home more than 10 years old on 916 W. Catherine Street. Mr. Read was requesting the special use permit in order to place a rental mobile home.

Mr. Tolliver asked if there were any photos of the proposed trailer. The City Clerk passed the photos around to the members of the Plan Commission.

Mrs. Roberts asked if the carport would stay with the trailer. Mr. Read replied that it would. Two storage buildings would also accompany the trailer. The trailer was about 20 years old, but was in good condition with all windows recently replaced. It was Mr. Read's goal to help improve the neighborhood some, and felt that the addition of this trailer would be an improvement.

One letter of support had been received for the request. Mrs. Roberts asked if surrounding property owners had received notice. Mr. Tolliver and Mrs. Sterchi confirmed.

Mr. Eyer moved to approve a special use permit for placement of a mobile home more than 10 years old on 916 W. Catherine Street, seconded by Mr. Eichhorst. Mrs. Roberts, Mr. Abell, Mr. Eyer, Mr. Tolliver, Mr. Eichhorst, and Mr. Everette voted yes. Mrs. Lobacz and Mrs. Henton voted no. The motion carried.

The special use permit request would also be heard and acted on by the City Council at the April 10, 2017, City Council meeting.

AGENDA #7 "SPECIAL USE PERMIT: PLACEMENT OF MOBILE HOME MORE THAN 10 YEARS OLD ON 602 S. SHIELDS STREET" Chris Ginder came before the Plan Commission to request a special use permit for placement of a mobile home more than 10 years old on 602 S. Shields Street. Mr. Ginder was requesting the special use permit in order to offer affordable rental housing.

Photos of the proposed trailer were distributed to the members of the Plan Commission. It was noted that one letter and three phone calls had been received in opposition of the request for special use permit.

Mr. Abell asked for the year of the proposed trailer. Mr. Ginder replied that the trailer year was 1978, but was in good condition. Mr. Ginder had also met with Code Enforcement Officer Mike Mitchell who had no concerns regarding the trailer.

Mrs. Ginder added that she had spoken with some neighbors who were concerned at the possibility of the trailer not attracting the kind of neighbor they would want. In case the Plan Commission was curious, she had made copies of their rental application and agreement so the Commission could learn more about their selection process for potential renters.

Mrs. Ginder went on to explain that she and her husband were not interested in renting to anyone who would cause problems to the neighborhood or to their family. She then indicated that they would be open to hearing from the neighbors on any issues taking place, and would handle the issues in an appropriate manner with the renters.

Mr. Eichhorst asked which neighbors Mrs. Ginder had spoken with. Mrs. Ginder replied that she had spoken with Mariah Williams on her concerns and the concerns that were told to Ms. Williams by other neighbors.

Mr. Tolliver asked if other trailers were in the area. Mr. Ginder indicated so. Mrs. Roberts recalled various issues that had taken place in the neighborhood from prior renters.

Mr. Eichhorst knew that a trailer had been on the lot, but was recently removed. Mr. Ginder told that the trailer that had been there was removed a year or so ago by the prior owners. Mr. and Mrs. Ginder had just purchased the lot a week ago. They had purchased the lot for the trailer in hopes that a family member would move into the trailer while attending college. If the family member chose not to stay there, they would be seeking appropriate renters.

Mrs. Henton pointed out that the proposed trailer was 39 years old, and that trailers did not appreciate in value. She had concerns with the request.

Mr. Eyer added that Olney had multiple trailer parks that were appropriate for trailers. Mr. Eyer did not have any issues with Mr. Read's request because Mr. Read had worked hard to clean up the W. Catherine Street area, the area was zoned R-5 (Trailer or Mobilehome District), and no complaints had been received for the request.

Mr. Eyer moved to deny the request for special use permit for placement of a mobile home more than 10 years old on 602 S. Shields Street, seconded Mrs. Roberts. Mrs. Roberts, Mr. Abell, Mr. Eyer, Mrs. Lobacz, Mr. Tolliver, Mrs. Henton, Mr. Eichhorst, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

Mr. and Mrs. Ginder were informed that the City Council would make the ultimate decision on the request at the April 10, 2017, City Council meeting.

AGENDA #8 “PUBLIC COMMENTS/PRESENTATIONS” No one from the public wished to speak under this item.

AGENDA #9 “ADJOURN” Mr. Eichhorst moved to adjourn, seconded by Mrs. Roberts. Mrs. Roberts, Mr. Abell, Mr. Eyer, Mrs. Lobacz, Mr. Tolliver, Mrs. Henton, Mr. Eichhorst, and Mr. Everette voted yes. There were no opposing votes. The motion carried. The Plan Commission meeting adjourned at 7:45 p.m.

Kelsie J. Sterchi
City Clerk