

CITY OF OLNEY
PLAN COMMISSION
JULY 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, Greg Eyer, Wesley Tolliver, Steve Eichhorst, and Pat Everette. David Abell, Vicki Lobacz, Scott Jones, and Belinda Henton were absent. Also present were Code Enforcement Officer Mike Mitchell, and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON JUNE 5, 2017” Mr. Everette moved to approve the minutes of the Plan Commission meeting on June 5, 2017, seconded by Mr. Eichhorst. Mrs. Roberts, Mr. Eyer, Mr. Tolliver, 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 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.” Alan Thomas, Chelsey Maxey, Joey Maxey, Jr., RCDC Director Courtney Yockey, and Eric Seals were sworn in.

AGENDA #5 “SPECIAL USE PERMIT: 5387 N. SOUTH SHORE DRIVE” Arthur Neal Mack requested a special use permit for placement of a motorhome at 5387 N. South Shore Drive. Mr. Mack was requesting the special use permit in order to seasonally reside in the motorhome on the lot.

Mrs. Roberts asked if any neighbors had submitted an opinion on the request. Mr. Tolliver replied that a letter of support had been given to the City Clerk with signatures of five nearby property owners.

From the audience, Mr. Thomas asked if the special use permit would be for permanent placement of the motorhome. Code Enforcement Officer Mike Mitchell replied that Mr. Mack’s request was so that he could be authorized to live out of the motorhome two to three weeks during the summer months.

Mr. Tolliver asked if the special use permit would allow any other individual to reside in the motorhome for a longer period of time. Mr. Mitchell indicated that the Plan Commission could detail the parameters of the special use permit.

Mr. Thomas expressed concern with how the areas surrounding his property were kept in the past.

Mrs. Roberts noted that another motorhome was parked a few houses away from 5387 N. South Shore Drive. She wondered if the property owner had a special use permit for that placement. Mr. Mitchell informed the Plan Commission that property owners are allowed to park motorhomes on their properties. A special use permit is only needed if someone is wanting to reside inside of the motorhome.

Mr. Eyer moved to approve recommendation of a special use permit for placement of a motorhome at 5387 N. South Shore Drive for seasonal use of a motorhome on the lot by Arthur Neal Mack, seconded by M. Eichhorst. Mrs. Roberts, Mr. Eyer, Mr. Tolliver, Mr. Eichhorst, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

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

AGENDA #6 “SPECIAL USE PERMIT: 100 E. BOWER ST.” Joey Maxey, Jr., came before the Plan Commission to request a special use permit for placement of a manufactured home at 100 E. Bower Street. Mr. Maxey was requesting the special use permit in order to place a manufactured home to be used as a residence.

Mr. Tolliver commented that the City Clerk had received two comments on the request. City Clerk Sterchi told the Plan Commission that Kathleen Hill had called in with no objections, and that Rodney Cast had come into City Hall with a statement that he had no objections to the request.

Mr. Tolliver asked if the manufactured home would be brand new. Mr. Maxey replied that the home would be brand new.

According to the home plans, Mrs. Roberts noted that no windows would be on either side of the home, and felt that it would look more like a trailer. She wondered if the Maxeys had any interest in adding windows on to the side of the home, or to possibly add a deck, to look better in the neighborhood. Mr. Maxey replied that he had no plans to add windows to the sides of the home. He did plan to add a deck in about a year. An unattached garage would also be added to the east side of the home.

Mr. Eichhorst moved to approve recommendation of a special use permit for placement of a manufactured home at 100 E. Bower Street, seconded by Mr. Eyer. Mr. Eyer, Mr. Tolliver, Mr. Eichhorst, and Mr. Everette voted yes. Mrs. Roberts abstained. The motion carried.

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

AGENDA #7 “FINAL PLAT: PARKSIDE PLAZA (LOTS 1-5)” Eric and Karen Seals submitted a final plat for Parkside Plaza, Lots 1-5.

RCDC Executive Director Courtney Yockey told the Plan Commission that the Sealses were seeking recommendation for approval of the final plat pending IECC’s final decision. Mr.

Yockey continued that all legal work from IECC for easements, ditch relocation, and pond utilization was close to being completed. IECC should have the legal work finalized by their July 18, 2017, meeting.

Mr. Everette moved to recommend approval for the final plat of Parkside Plaza, Lots 1-5, pending IECC's final approval of an agreement to allow the existing IECC pond to be used for storm water detention for the development, and for approval granting an easement for relocating a ditch on southern portion of property, seconded by Mrs. Roberts. Mrs. Roberts, Mr. Eyer, Mr. Tolliver, Mr. Eichhorst, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

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 Mr. Everette. A majority affirmative voice vote was received. The Plan Commission meeting adjourned at 7:41 p.m.

Kelsie J. Sterchi
City Clerk