

CITY OF OLNEY
PLAN COMMISSION
JUNE 5, 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 Steve Eichhorst presiding.

AGENDA #2 “ROLL CALL” The following Plan Commission members were present: David Abell, Greg Eyer, Vicki Lobacz, Scott Jones, Belinda Henton, Steve Eichhorst, and Pat Everette. Barb Roberts and Wesley Tolliver were absent. Also present were City Manager Allen Barker, Councilwoman Morgan Fehrenbacher, Code Enforcement Officer Mike Mitchell, and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON APRIL 3, 2017” Mrs. Lobacz moved to approve the minutes of the Plan Commission meeting on April 3, 2017, seconded by Mr. Everette. Mr. Abell, Mr. Eyer, Mrs. Lobacz, Mrs. Henton, Mr. Eichhorst, and Mr. Everette 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 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.” Eric Seals, Karen Seals, RCDC Executive Director Courtney Yockey, Kyle Shipman, Benton Weiler, and Loretta Lynch were sworn in.

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

Mr. Eichhorst commented that he appreciated the cover letter provided by Mr. and Mrs. Seals that clearly stated their purpose and plan for the proposed subdivision of the property.

Mrs. Henton asked for information on how the Sealses planned to address water retention. Mr. Seals replied that water retention plans were still being designed. He pointed out a few areas on the preliminary plat map where he hoped to have water retention placed.

Mr. Eichhorst asked how soon a final plat might be prepared for consideration. Mr. Yockey replied that would depend on what Olney Central College would allow. Mr. Yockey expected more solid information from the school later in the month. From there, the Sealses could devise official plans for water retention and could construct a final plat.

Mr. Everette asked when the Sealses expected to break ground. Mr. Seals expected that they could begin this summer.

Mr. Eichhorst asked the City Clerk if she had received any comments or correspondence related to the evening's requests. Mrs. Sterchi replied that she had not any comments regarding either of the requests on the meeting's agenda.

Mr. Eyer moved to approve the preliminary plat of Parkside Plaza Lots 1-5, seconded by Mr. Jones. Mr. Abell, Mr. Eyer, Mrs. Lobacz, Mrs. Henton, Mr. Eichhorst, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

Mr. Eichhorst reminded Mr. and Mrs. Seals to attend the Council meeting on June 12, 2017, at 7:00 p.m. for final approval.

AGENDA #6 "REZONE: 5613 E. GADDE BRIDGE LANE" Kyle Shipman came before the Plan Commission to request a rezoning for 5613 E. Gadde Bridge Lane from R-4 (Multiple Dwelling District) to C-2 (Commercial District). Mr. Shipman was requesting the change in zoning so he could facilitate an indoor youth sports development.

Mr. Shipman told the Plan Commission that he wanted to build a pole barn on his property to help promote youth sports. Mr. Shipman explained that he had been coaching for eight years, held a degree in Elementary Education, and was a certified United States Tennis Association (USTA) teaching professional. In his 2016 program, Mr. Shipman had 126 youth enrolled with some of those students residing as far away as Springfield, Illinois. As his coaching program was progressing, it was becoming more difficult to find space to utilize, especially in the winter months.

Mr. Shipman desired to place a 144-foot by 72-foot pole barn on the southern portion of his property. The structure would be 20-feet tall. The facility would allow him to promote youth sports such as tennis, basketball, and soccer.

Mr. Eichhorst asked for Mr. Shipman's plans for parking. Mr. Shipman replied that parking would be sufficient along his current driveway off of St. Marie Road.

Mrs. Lobacz noted that Mr. Shipman's property was approximately 3.3 acres. She wondered how much area his home and driveway took up of that amount. Mr. Shipman felt that his home and driveway took up no more than a quarter of an acre.

Ms. Lynch expressed concerns over increased traffic on E. Gadde Bridge Lane. Mr. Shipman felt that traffic to and from his facility would only come from St. Marie Road. The only circumstance that could change this would be if a large event was hosted at the facility, but Mr. Shipman did not anticipate any such event at any point in the near future. Additionally, Mr. Shipman told that he had no plans for additional expansion.

Mr. Weiler was curious to know what kind of regulations were in plan for water runoff. Mr. Mitchell replied that while areas within one and a half miles of City limits were subject to the City's zoning regulations, the City would have no control of whether or not individuals had plans for water runoff.

Mr. Weiler continued to describe his history of water runoff issues near his property. If the request for rezoning was granted, he oped to have the opportunity to work with Mr. Shipman to solve problems before they occurred. Mr. Shipman seemed more than willing to work with Mr. Weiler on his concerns.

Mr. Jones moved to approve the re-zoning of 5613 E. Gadde Bridge Lane R-4 (Multiple Dwelling District) to C-2 (Commercial District), seconded by Mr. Everette. Mr. Abell, Mr. Eyer, Mrs. Lobacz, Mrs. Henton, Mr. Eichhorst, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

The recommendation would be presented to the City Council for final approval on Monday, June 12, 2017, at 7:00 p.m.

AGENDA #7 “PUBLIC COMMENTS/PRESENTATIONS” No one from the public wished to speak under this item.

AGENDA #8 “ADJOURN” Mrs. Henton moved to adjourn, seconded by Mrs. Lobacz. A majority affirmative voice vote was received. The Plan Commission meeting adjourned at 7:57 p.m.

Kelsie J. Sterchi
City Clerk