

CITY OF OLNEY
PLAN COMMISSION
MARCH 5, 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, Vicki Lobacz, Scott Jones, Wesley Tolliver, and Belinda Henton. Greg Eyer, Steve Eichhorst, and Pat Everette were absent. Also present were City Manager Allen Barker, Code Enforcement Officer Mike Mitchell, and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON FEBRUARY 5, 2018” Mr. Jones moved to approve the minutes of the Plan Commission meeting on February 5, 2018, seconded by Mrs. Lobacz. Mrs. Roberts, Mr. Abell, Mrs. Lobacz, Mr. Jones, Mr. Tolliver, and Mrs. Henton 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.” Ande Sterchi, Barb Roberts, Chuck Roberts, John Waugh, Dewitt Ashley, and Kenny Kuhn were sworn in.

AGENDA #5 “SPECIAL USE PERMIT: 602 S. SHIELDS STREET” Dewitt Ashley and John Waugh came before the Plan Commission to request a Special Use Permit for 602 S. Shields Street. The petitioners were requesting the Special Use Permit in order to place a 2006 mobilehome as a single-family dwelling.

Mr. Tolliver reminded the Plan Commission that the request for Special Use Permit was due the fact that the City Code would not allow a mobilehome over 10 years of age to be placed at the proposed location without a Special Use Permit. Mr. Tolliver added that one letter of objection had been received. The letter was from Wayne Pitts.

Mrs. Henton asked if the mobilehome would be used as a rental property. Mr. Ashley replied that it would not. He and Mr. Waugh had been taking hunting trips to Olney for the past 15 to 18 years. Having a place to stay in town would be easier than trying to make reservations each time. Mrs. Henton commented that the mobilehome not being a rental had changed her whole opinion on the request, in a good way.

Mr. Ashley continued that he was expecting to retire later in the year, and that Mr. Waugh was already retired. Both gentlemen were coming out of the public safety field. Mr. Ashley

guaranteed the Plan Commission that the mobilehome would look as good as a 2018 model within a week's time, if approved.

The deck shown in the photos would not be included. Instead of standard underskirting, a vinyl type of rock skirting would be placed with R7 insulation. A covered, front porch would be added, and a double car awning.

Mr. Ashley had figured that the Commission may be curious how they planned to maintain the property if not living there full-time. Many members of the Commission agreed they had been curious about that aspect. Mr. Ashley replied that he had contracted with a local lawn service. The trees on the property had already been trimmed. Past that, not much more maintenance would be required.

Mrs. Lobacz asked if the petitioners planned on keeping the mobilehome long term. Mr. Ashley replied they had no intent to sell. Mr. Waugh added that he and his wife were very active outdoors, and were excited to have a place to stay for many years to come.

Mr. Abell asked how often the mobilehome would be used in a year's time. Mr. Ashley replied that Mr. Waugh would be able to come and go quite frequently. He expected that they would be at the location at some point during all seasons, but noted that they would be in town the most during the Spring and Fall.

Mrs. Henton felt that the petitioners had a great plan. She would have opposed the request if it would have been for a rental property. She welcomed the two to the community.

From the audience, Ande Sterchi commented that she had come to know Mr. Ashley over the past few years, and that he had become like family. She stated she had never known Mr. Ashley to say anything that he did not fully mean, and he always followed through. Mrs. Sterchi did not know Mr. Waugh at the time, but intended to get to know him. She added that her husband would also have been present in support, but had been ill. Mrs. Sterchi was excited at the possibility of the petitioners coming to town more often with a place to stay.

Mrs. Henton moved to approve the Special Use Permit for placement of a mobilhome over 10 years of age at 602 S. Shield Street, seconded by Mr. Jones. Mrs. Roberts, Mr. Abell, Mrs. Lobacz, Mr. Jones, Mr. Tolliver, and Mrs. Henton voted yes. There were no opposing votes. The motion carried.

The recommendation would be presented to the City Council for final approval on Monday, March 12, 2018, at 7:00 p.m.

AGENDA #6 "REZONE: 100 BLOCK OF S. CAMP AVE. FROM R-3 (TWO FAMILY RESIDENCE DISTRICT) & C-2 (COMMERCIAL DISTRICT) TO C-3 (CENTRAL BUSINESS DISTRICT)" Kenneth Kuhn/Prairie Farms Dairy, Inc., came before the Plan Commission to request rezoning of the 100 block of S. Camp Avenue from R-3 (Two Family Residence District)

and C-2 (Commercial District) to C-3 (Central Business District). Mr. Kuhn was requesting the rezoning in order to add a cold storage warehouse and staging area for transports.

Because of her interest in the request for rezoning, Mrs. Roberts recused herself from participating as a Commission member on the topic.

Mrs. Lobacz was not certain that Prairie Farms was asking for the correct zoning. She asked for exactly what Mr. Kuhn's plans were for the property. Mr. Kuhn replied that the plans were to build a cooler across part of the closed portion of S. Camp Avenue, approximately 50 feet west of the current building. On the south of that would be two truck parking areas for loading. A couple more trucks would be parked along W. Chestnut Street.

Mrs. Roberts felt that the request should be tabled due to the fact that sidewalks had not yet been placed near the new alley extension as promised in the meeting minutes of the City Council from August 14, 2017. Mr. Kuhn replied that plans were still in place to add the sidewalk and landscaping, but the weather had not been cooperative to allow for the placement. Once sidewalks were placed, trees would be added between the sidewalk and the buildings.

Mrs. Roberts stated that she had a problem with ordinances and agreements not been followed. After a meeting with Code Enforcement Officer Mike Mitchell, Mrs. Roberts indicated that it was the first she had heard that plans would be changing from her last understanding. Mrs. Roberts was with the understanding that no reefer trucks would be placed any closer to the west. She felt that now, the noise and fume problems would only get worse. She added that zoning ordinances were put in place to protect residents. She felt that the proposed zoning changes would take away what little protection the residents still had. Mrs. Roberts was strongly opposed to the request, and wanted the ordinances to be enforced.

Mr. Jones commented that he lived near the hospital where noise was frequent, especially with helicopters. He noted that the hospital, like Prairie Farms, was already in place before he bought his home. He was also aware of possible plans to add another helipad at the hospital. If another helipad is proposed, he wondered if he should give the hospital a hard time for added noise. Mr. Tolliver felt the hospital would be grandfathered in because any other helipad would be placed on their original property.

Mr. Roberts noted all of the structures that had been removed since he and Mrs. Roberts had bought their home. He indicted that Prairie Farms was of no problem before all of the demolitions because the structures also served as barriers.

Mr. Roberts then stated that he felt the application for rezoning was incomplete because there was no diagram of the proposed expansions. It was his understanding that such drawings should accompany the request for rezoning. Without it, he felt the matter must simply be continued.

Mr. Kuhn replied that to his understanding, no such drawings were necessary until applying for a building permit. The rezoning would need to be in place before the building proposal could move forward.

Mrs. Roberts then cited Section 17.12.020 of the City of Olney Municipal Code, pointedly, “All applications for building permits shall be accompanied by plot plans...” The Commission clarified that the requirement cited was for building permit applications and not applications for rezoning.

At the last meeting of the Plan Commission, a Special Use Permit was requested for placement of a helipad at 3666 N. IL 130. Mr. Jones recalled that some people were in objection to the request due to the noise factor. Although Mrs. Roberts was not able to attend that meeting, he pointed out that she submitted a comment in favor of that request. Mr. Roberts felt that instance was different because it was in an industrial park. Mr. Mitchell pointed out that the property was not in the industrial park. Mrs. Roberts replied that it was at least close to the Industrial Park.

Based on her research, Mrs. Lobacz felt that a C-2 (Commercial District) would be more appropriate for Prairie Farms’ project. Mr. Mitchell stated the rezoning should be C-3 (Central Business District), but that some of Prairie Farms’ operations would fall under C-2 (Commercial District), which would still be allowable under C-3 (Central Business District).

Mrs. Roberts and Mr. Kuhn then looked at a diagram of the location. The project would include two more reefer trucks that would be placed to the west of the lined reefer trucks shown on the diagram. Mr. Kuhn added that the row of trees would help as a barrier. He then stated that the project was extremely important.

Mr. Roberts asked for Prairie Farms’ construction timetable. Mr. Kuhn replied that the hope would be to start foundation work in June. From there, the rest of the project should take about three months.

Mrs. Roberts asked if the reefer trucks would be running at all times. The trucks would go about half way across the closed Camp Street. Mr. Kuhn told that the reefer trucks’ technology had improved over the years. In cool weather, they would not need to run at all. The reefers were

also cycle centric, so they would not be running at full force for long amounts of time when in operation.

Mrs. Roberts then questioned Prairie Farms' status as a milk distribution station if product was being loaded onto trailers for delivery. She felt that loading product on to a trailer to haul would fall under M-1 (Light Industrial District) because that would be carting, express or hauling.

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."

Mr. Roberts asked that a copy of the citation be put in the record.

Mrs. Roberts was not sure that the definition would apply in Illinois. Mr. Tolliver felt that if it came through the USDA, that it would be a federal definition.

Mrs. Lobacz pointed out that the dairy products were processed and packed at Prairie Farms, then put into a cooler, and then placed onto the trucks.

Mrs. Henton asked Mrs. Roberts if her only real complaint was the reefer trailers on the south side. Mrs. Roberts confirmed.

From the audience, Dave Lobacz asked if there were other options for location. Mr. Scott asked who would pay for the relocation expense.

Mrs. Henton offered that perhaps the partitions seen along interstates could be added in the area. Mr. Kuhn did not feel that would be the best solution for the nearby residents. If anything, Mr. Kuhn offered that more trees could be placed, if that would help. Mr. Tolliver felt that barrier walls would be more effective.

Thinking back to the last time that Prairie Farms petitioned the Plan Commission, Mr. Abell felt that this evening's request was the next step of the expected process. He did not believe that there was any reason that Prairie Farms would not hold up their end of the bargain on placement of trees.

Mrs. Lobacz recalled that expanding business in that area was not part of the City's Comprehensive Plan, but if Prairie Farms did go to the Industrial Park, she wondered what would

be done with all of their vacant buildings. Mr. Jones felt that the Prairie Farms location would shut down before moving.

Some conversation took place in the audience between a woman and Mr. Kuhn regarding truck parking that was being tested.

Mrs. Henton asked if it would be possible to have the trucks that were not loaded be the ones farthest west. Mr. Tolliver added that those unloaded trucks would also dampen noise. Mr. Kuhn said he would be willing to park the unloaded trucks to the west.

Mrs. Henton moved to approve the changes in zoning from R-3 (Two Family Residence District) and C-2 (Commercial District) to C-3 (Central Business District) at the 100 block of S. Camp Avenue, with Property Index Number 06-33-401-052, seconded by Mr. Jones.

Mrs. Roberts asked why Prairie Farms was asking for both portions of the closed Camp Avenue to be C-3 (Central Business District). Mr. Kuhn replied it was so that no further rezonings would be needed.

For clarification Mrs. Roberts asked Mr. Kuhn if additional running reefer trucks would be placed any farther west than they were currently. Mr. Kuhn replied they would not.

Mr. Abell, Mrs. Lobacz, Mr. Jones, Mr. Tolliver, and Mrs. Henton voted yes. There were no opposing votes. The motion carried.

The recommendation would be presented to the City Council for final approval on Monday, March 12, 2018, 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 Mr. Jones.

Before voting on adjournment, Mrs. Henton asked the Commission if the sign ordinance was too cumbersome to enforce. If so, she wondered if the ordinance details should be revisited.

Mr. Tolliver did not feel that the follow-through on the sign ordinance enforcement was sufficient. He felt if the Plan Commission wanted to revisit the sign ordinance, that could be done.

Mrs. Roberts requested a copy of the City's Comprehensive Plan. The City Clerk would find one for her.

Mr. Tolliver then stated that the topic could be placed on the next agenda of the Plan Commission. That would allow enough time for the Commission members to read the current ordinance and come up with suggestions.

Mrs. Roberts, Mr. Abell, Mrs. Lobacz, Mr. Jones, Mr. Tolliver, and Mrs. Henton voted yes. There were no opposing votes. The motion carried. The Plan Commission meeting adjourned at 8:20 p.m.

Kelsie J. Sterchi
City Clerk