

CITY OF OLNEY
PLAN COMMISSION
MARCH 2, 2015

The Chairman and Vice Chairman were both absent from the meeting. Mike Winter moved for Belinda Henton to preside the evening's meeting, seconded by Scott Jones. A majority affirmative voice vote was received.

AGENDA #1 "CALL TO ORDER" The meeting of the Plan Commission was called to order at 7:31 p.m. in the Council Chambers of the Olney City Hall, 300 S. Whittle Avenue, Olney, Illinois, with Belinda Henton presiding.

AGENDA #2 "ROLL CALL" The following Plan Commission members were present: David Abell, Mike Winter, Vicki Lobacz, Scott Jones and Belinda Henton. Pat Everette, Steve Eichhorst and Wesley Tolliver were absent. Also present were City Manager/Attorney Larry Taylor, Code Enforcement Officer Mike Mitchell, and City Clerk Kelsie Sterchi.

AGENDA #3 "APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON JANUARY 5, 2015" Mrs. Lobacz moved to approve the minutes of the Plan Commission meeting on January 5, 2015, seconded by Mr. Winter. A majority affirmative voice vote was received.

AGENDA #4 "SWEARING IN" Mrs. Henton 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." Ben Anderson, Christopher Fritschle, and Christopher Doll were sworn in.

AGENDA #5 "RE-ZONING: A PORTION OF S. BALTIMORE STREET WITH PROPERTY INDEX NUMBER 11-03-350-002 FROM R-5 (TRAILER OR MOBILEHOME DISTRICT) TO M-2 (HEAVY INDUSTRIAL DISTRICT)" Ben Anderson came before the Plan Commission to request a re-zoning for a portion of S. Baltimore Street with property index number 11-03-350-002 from R-5 (Trailer of Mobilehome District) to M-2 (Heavy Industrial District). If the request was granted, the petitioner planned to build a new shop to maintain the equipment for Wabash Valley Service Co. and other locations throughout the trade area.

No comments or concerns had been received from the public.

Mr. Anderson explained that Wabash Valley Service Co. had outgrown their current facility which prompted the re-zoning request. If approved, construction would begin immediately. Within the next two years, the company would also construct a new warehouse.

Mr. Jones moved to approve the re-zoning of a portion of S. Baltimore Street with property index number 11-03-350-002 from R-5 (Trailer or Mobilehome District) to M-2 (Heavy Industrial District), seconded by Mr. Winter. Mr. Abell, Mr. Winter, Mrs. Lobacz, Mr. Jones 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 9, 2015, at 7:00 p.m.

AGENDA #6 “APPROVAL: FINAL PLAT OF RE-PLAT OF SOUTH COVE SUBDIVISION LOTS 61-86” Mrs. Henton asked if any changes had been made to the preliminary plat that was presented at the January 5, 2015, meeting. Mr. Doll explained that City Engineer Charleston had determined that a few lots needed adjusting to meet the required 20,000 square foot requirement. There were also a few other minor technicalities that were addressed and added. City Manager Taylor told the Commission that Mr. Charleston had shown easements for utilities on the plat. There was an additional map that showed where items such as utility lines and fire hydrants were located.

There was a Final Plat checklist that had been used to document compliance with requirements for final plats according to Chapter 16.20 of the City Code. It was noted that Code Enforcement Officer Mike Mitchell had no objections.

Mrs. Lobacz asked how long it would take to begin development the area. Mr. Doll indicated that dependent upon weather, he felt development could begin in spring.

Mrs. Lobacz moved to approve the final plat of the re-plat of lots 61-86 of South Cove Subdivision, seconded by Mr. Jones. Mr. Abell, Mr. Winter, Mrs. Lobacz, Mr. Jones, and Mrs. Henton voted yes. There were no opposing votes. The motion carried.

The final plat would go before the City Council for final approval on Monday, March 9, 2015, at 7:00 p.m.

Before adjourning, City Manager Taylor told the Commission that there was nothing in existence to dictate how Plan Commission meetings should be conducted. He had come across an example that addressed various conduct items. Mr. Taylor handed the Commission a copy of his example. Such a conduct listing could or could not be adopted as part of the City Code.

Before taking any action on Mr. Taylor’s recommendation, the conduct suggestion would need to be listed on an agenda. The Commission felt that the item should be listed for action on the next scheduled meeting of the Plan Commission.

If the Commission wanted such rules of conduct listed in the City Code, notices would need to be published. City Clerk Sterchi would send a copy of Mr. Taylor’s conduct example to the absent Commission members via e-mail.

While public comments were always allowed during open meetings, Mr. Taylor would also like to see a specific Public Comments/Presentations section listed on the agendas.

AGENDA #7 “ADJOURN” Mrs. Lobacz moved to adjourn, seconded by Mr. Winter. A majority affirmative voice vote was received. The Plan Commission meeting adjourned at 7:45 p.m.

Kelsie J. Sterchi
City Clerk