

**PLANNING COMMISSION
MINUTES OF THE MEETING
January 14, 2020 – 6:00 PM**

CALL TO ORDER

The City of Salem Planning Commission met in regular session on January 14, 2020 at Salem City Hall. The meeting was called to order at 6:00 p.m. by Chairman Rick McCullum. Members present were: Sandie Phillips, Kathy Matthews, Harold Hunzicker, Jim Milano, Brad Heaton and Jim Davis. Members absent: None Also present was Cindy Eller, Recording Secretary, Bev Quinn, Zoning Administrator and members of the public.

**APPROVAL OF
MINUTES**

Minutes of the December 10, 2019 meeting were presented for action.
Motion was made by Harold Hunzicker and seconded by Sandie Phillips to approve the minutes as presented. Roll call vote: AYES: Jim Davis, Sandie Phillips, Kathy Matthews, Harold Hunzicker, Jim Milano, Brad Heaton and Chairman Rick McCullum. NAYS: None. Motion carried.

**STAFF
RECOMMENDATIONS**

None

**QUESTIONS BY
COMMITTEE
MEMBERS**

None

**COMMISSION ACTION –
ZONING AMENDMENT**

Petitioners Gary and Paula Henry, 401 N Shelby, Salem, IL, are petitioning the City of Salem to amend the zoning of two lots on S Marshall from RS-2 Single Family Residential to RS-3 Single Family Residential for placement of a single wide mobile home.

The legal description is: 75 feet off of the South end of Lot 1 of Surveyor's Addition No. 12 to the City of Salem, situated in the County of Marion, State of Illinois: ALSO, A PORTION OF Lot 1 of Surveyor's Addition No. 12 to the City of Salem, Illinois being more particularly described as follows to wit:

Beginning at a point 75 feet North of the SE corner of said Lot 1 of Surveyor's Addition No. 12 to the City of Salem, Illinois; thence West 154 feet to the East bounds of the Chicago and Eastern Illinois Railroad right of way; thence North along said Chicago and Eastern Illinois right of way 150 feet; thence East 154 feet; thence South 150 feet to the point of beginning, situated in the County of Marion, in the State of Illinois. P.I.N. 61-11-11-00-017-276 and 61-11-11-00-017-280.

Paula Henry told the Commission that she and her husband own property on South Marshall and are asking to change the zoning so that they can put a single wide mobile home at these locations. Henry believes a nice single wide, nicely landscaped, would not affect property values in the area and would be comparable to existing houses in the area.

Chairman Rick McCullum stated the trend in this area has been to remove mobile not to add mobile homes.

City Clerk Bev Quinn read into minutes a letter of opposition received regarding petition:

"To: City of Salem, Illinois Planning Commission

I own the property and home located at 412 S. Marshall in Salem and my family has owned this property and home for over seventy years. This is a very established residential

neighborhood with stable, older single family houses. No single wide mobile homes currently exist in the Marshall Street and Lackey Street neighborhood. I do not want the value of the neighborhood and existing houses to be deteriorated by the introduction of single wide mobile homes.

In 1998 and again in 2015, the Salem Planning Commission was petitioned to rezone the property adjacent to the current petition to re-zone from RS-2 to RS-3 and allow a single-wide mobile home at the location proposed. Those petitions were denied and subsequently confirmed by Salem City Council vote also. A downzoning to RS-3 was not justified. Please find attached minutes from the 2015 Planning Commission meeting.

The rationale for denial in 1998 and 2015, and reasons I believe to be still valid, were based upon single wide mobile homes depreciating the value of existing homes by their introduction into the neighborhood. Although the value of some homes in the neighborhood may not be great, they have held value and do not depreciate as quickly as mobile homes.

It was advised by staff and the Planning Commission in 1998 and in 2015 to rezone to RS-5 or maintain the RS-2 zoning and not down-zone to RS-3. I do not feel that the neighborhood has changed enough to diminish the actions taken in 1998, or since 2015, and feel as time has validated the judgement of the Planning Commission and City Council. I feel the arguments, decisions, and actions taken in 1998 and in 2015 are still valid and applicable and encourage the Planning Commission to follow a precedent previously established and deny this downzoning petition.

Martha Pruden 12/31/19"

City Clerk Quinn then read into minutes the Finding of Facts as follows:

(1) Existing use and zoning of the property in question:

The property is currently zoned RS-2 Single Family Residential. The land is undeveloped at this time.

(2) Existing use and zoning of other lots in vicinity of the property in question: The property to the south is zoned RS-2 Single Family Residential and is undeveloped, with the exception of a storage building. The property to the south west (across the railroad tracks) is zoned "I" Industrial, and is undeveloped. The property directly to the north is zoned "RS-2" and is a Single-Family Residential and contains a residential property, and the properties to the east are zoned "RS-5" Single-Family Residential and contain stick-build residential structures. There are no single-wide mobile homes located in the area zoned "RS-3" Single-Family Residential.

- (3) **Suitability of the property in question for uses already permitted under existing regulations:** The property is suitable for Single Family Residential.
- (4) **Suitability of the property in question for the proposed use:** The property would be suitable for single-family residential, although there are no other single-wide mobile homes.
- (5) **The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned:** The trend in development has been the removal of mobile homes that were located at the south end of Marshall Street, leaving the area open land. The only building permits issued in the area for the past few years were for storage buildings and pools. The zoning has not changed.
- (6) **The effect the proposed rezoning would have on implementation of this municipality's comprehensive plan:** The Comprehensive Plan calls for this area to continue to be residential.

City Clerk Bev Quinn stated that we cannot conditional zone, that any changes would apply to the whole area. Quinn also stated that the petitioners could apply for a special use permit for a double wide without re-zoning.

Motion was made by Jim Davis and seconded by Jim Milano to amend the zoning of two lots on S. Marshall from RS-2 Single Family Residential to RS-3 Single Family Residential for placement of a single wide mobile home. AYES: None. NAYES: Kathy Mathews, Jim Davis, Jim Milano, Sandie Phillips, Brad Heaton and Chairman Rick McCullum. Motion Denied .

City Clerk Bev Quinn stated the recommendation would be submitted to the City Council for further action.

NEW BUSINESS

None

OLD BUSINESS

Discussion was made regarding the possible correction of minutes from August 13. It was determined minutes were correct as written.

Election of Officers will be at next regular meeting.

Jim Milano stated that on March 1, 2020, he will have served 16 years on the Planning Commission and may step down. Milano agreed to think about it and let the Mayor know.

PUBLIC COMMENTS

None

ADJOURNMENTS

As there was no further business to discuss, ***the meeting was adjourned 6:30 p.m.***

Cindy Eller, Recording Secretary