

**PLANNING COMMISSION
MINUTES OF THE MEETING
December 14, 2021 – 6:00 PM
Salem Community Activity Center**

CALL TO ORDER

The City of Salem Planning Commission met in regular session on December 14, 2021 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, Jim Milano and Brad Heaton. Members absent: Jim Davis and Harold Hunzicker. Also present was Cindy Eller, Recording Secretary, Bev Quinn, Zoning Administrator and members of the public.

**APPROVAL OF
MINUTES**

Minutes of the September 14, 2021 meetings were presented for action. **Motion was made by Harold Hunzicker and seconded by Brad Heaton to approve the minutes as presented. Roll call vote: AYES: Sandie Phillips, Brad Heaton, Kathy Matthews, and Chairman Rick McCullum. NAYS: None. Abstained: Jim Milano. Motion carried.**

**STAFF
RECOMMENDATIONS**

None

**QUESTIONS BY
COMMITTEE
MEMBERS**

None

PUBLIC HEARING –

Possible Amendments to the City of Salem Zoning Code to a allow shipping containers to be used in the Commercial (B-1, B-2, B-3, B-4, B-5 and B-6) and Industrial (I) Zoning Districts.

The Planning Commission will be receiving input regarding allowing shipping containers as either a **Permitted Use** or a **Special use**. All other Accessory Use regulations (setbacks, lot coverage, size, height) will still apply.

City Clerk Bev Quinn told the Commission that she was approached by a business owner wanting to use shipping containers and was told they were not allowed. It was then brought to her attention that several already were being used in the City. Quinn stated she was directed by City Council to hold a public hearing to determine changes in the zoning.

Dale Reikert, 2921 W Main, was concerned about the conditions of the shipping units, would they be inspected, and would this be for commercial use only. City Clerk Quinn stated this would be permitted the same as storage containers and would not be inspected and would be business use only.

Jeannell Charman, 111 N Broadway and 100 W Main, stated she is concerned with aesthetics and suggest requiring special use permits and to look at each request individually. City Clerk Quinn stated these containers would still have to meet setback and she doesn't think most of downtown would be able to meet setbacks.

Carmen Miller, owner of 6:10 Coffee, told the Commission she didn't see much difference in storage shed and shipping containers. There would be no guidelines but the Code Enforcement Officer could be called if there were complaints about the condition or appearance of the container.

Laura Densford, 905 E Main and 1313 E Main, told the Commission that appearance is always a concern but can happen anywhere. Densford stated that she already has shipping containers on her property and they look very nice. Densford uses the shipping

containers to rent out as storage units. Densford was questioned if she had applied for building permits for these and she had not.

City Clerk Bev Quinn responded to Densford that these units must be used as an accessory structure to a business for their use and cannot be rented out.

Dave Black, 102 Lost Hollow, voiced concern over already existing shipping containers and whether the Commission has authority to define what is considered a shipping container.

Eric Bandy, Bandy's Pharmacy, voiced concern about the consistency with special use permits and asked if the containers could have wheels.

Joan Kless, member of the Zoning Board of Appeals, stated she hoped all the details would be worked out so there are not issues coming to their Board.

City Clerk Bev Quinn stated some questions that were raised would be deferred to the City Council as they do not pertain directly to zoning.

City Clerk Bev Quinn read one email that was received in response to the zoning amendment as follows:

City Clerk

From: Kevin Cantrell <kckc77@hotmail.com>
Sent: Tuesday, December 14, 2021 1:06 PM
To: City Clerk
Subject: Storage Container Public Hearing Response

To Whom it may concern.

Please accept our opinion in regard to the zoning code to allow shipping containers. We along with many other businesses currently use shipping containers and find them very useful in housing additional inventory for our business. Please give regards to this being a help in our business.

Thank you for the opportunity to respond prior to the public meeting.

Please acknowledge receipt of this email.

Yours Sincerely,
Goff Plumbing & Heating
Kevin Cantrell

From: City Clerk <cityclerk@salemil.us>
Sent: Monday, December 13, 2021 10:07 AM
To: kckc77@hotmail.com <kckc77@hotmail.com>
Subject: Email Info

Kevin –

As requested, below is my contact information.

Bev Quinn, CMC
City Clerk/Assistant to the City Manager
City of Salem
101 S. Broadway Ave.
Salem, IL 62881
Phone: 618-548-2222, ext. 20
Fax: 618-548-5330

Motion was made by Chairman Rick McCullum and seconded by Jim Milano to recommend the City Council approve shipping containers be permitted as an accessory use directly serving a commercial/industrial business in B-3 Highway Business, B-4 Interchange Business, B-6 General Commercial and I-Industrial and with a special use permit in B-2 Central Business and B-5 Central/Intermediate Business and not permitted at all in B-1 Neighborhood Business.. AYES: Kathy Mathews, Sandie Phillips, Brad Heaton, Jim Milano and Chairman Rick McCullum. NAYES: None. Motion carried.

City Clerk Bev Quinn stated this recommendation would go the City Council for Monday’s meeting.

NEW BUSINESS None

OLD BUSINESS None

PUBLIC COMMENTS None

ADJOURNMENTS As there was no further business to discuss, *the meeting was adjourned 6:50 p.m.*

Cindy Eller, Recording Secretary