

**PLANNING COMMISSION
MINUTES OF THE MEETING
February 8, 2022 – 6:00 PM
Salem City Hall**

CALL TO ORDER

The City of Salem Planning Commission met in regular session on February 8, 2022 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, Jim Davis and Harold Hunzicker. Members absent: None. Also present was Cindy Eller, Recording Secretary, Bev Quinn, Zoning Administrator and members of the public.

ELECTION OF OFFICERS

Motion was made by Jim Davis and seconded by Harold Hunzicker to elect Rick McCullum as Chairman and Jim Milano as Vice-Chairman for the upcoming year. AYES: Chairman Rick McCullum, Jim Milano, Brad Heaton, Sandie Phillips, Jim Davis, Kathy Matthews and Harold Hunzicker. NAYS: None. Motion carried

APPROVAL OF MINUTES

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

STAFF RECOMMENDATIONS

None

QUESTIONS BY COMMITTEE MEMBERS

None

**PLANNING COMMISSION
ACTION-Zoning Amendment
420 S Broadway Ave**

Richard Crouse, Crouse Enterprises, Inc., 402 S Broadway Ave, Salem, IL, is petitioning the City of Salem to amend the zoning of 420 S Walnut Ave, legally described as Mills Addition, Block 5, Lot 5, to the City of Salem, Marion County, Illinois, from RS-2 Single Family Residential to B-5 Central/Intermediate Business for the development of a new preparation and care facility for funeral home use.

Mr. Crouse told the Commission that his facility is the same size as it was when built in 1946 and he has out grown his facility due to increase in business. Crouse is stated this new facility would not be connected to the current funeral home and would be used solely for prep work. Mr. Crouse state the size of the facility would be 38 x 48 and would be sided to match the funeral home.

City Clerk Bev Quinn stated she had received no correspondence either for or against this request. Quinn then read 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 and is undeveloped..

(2) Existing use and zoning of other lots in vicinity of

the property in question: NORTH: Lots directly north of the site are zoned B-5 Central Intermediate Business and contains a non-conforming residential structure. Further north is Crouse Funeral Home, which is zoned

B-5 Central Intermediate Business. **SOUTH:** Lots directly south of the site are zoned B-5 Central Intermediate Business along the frontage and RS-2 Single Family residential on the lots behind frontage properties. **EAST:** Lots directly east of the site are zoned B-5 Central Intermediate Business. **WEST:** Lots directly west of the property are zoned RS-2 Single-Family Residential.

- (3) **Suitability of the property in question for uses already permitted under existing regulations:** The property is suitable for the development of residential, but all other lots in this block are zoned B-5 Central Intermediate Business.
- (4) **Suitability of the property in question for proposed use:** The petitioner intends to demolish the non-conforming residential use directly north of the site and combine the two for commercial use. It is suited for the proposed use.
- (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:** There has been development, other than the conversion of a building to commercial with a special use for residential.
- (6) **The effect the proposed rezoning would have on implementation of this municipality’s comprehensive plan:** The proposed use complies with the comprehensive plan.

Motion was made by Chairman Jim Milano and seconded by Jim Davis to recommend the City Council approve the zoning amendment to change 420 S Walnut, Salem, from RS-2 Single Family Residential to B-5 Central Intermediate Business. AYES: Kathy Mathews, Sandie Phillips, Brad Heaton, Jim Milano, Jim Davis, Harold Hunzicker and Chairman Rick McCullum. NAYES: None. Motion carried.

City Clerk Bev Quinn stated this recommendation would go the City Council meeting on Tuesday, February 22, 2022..

NEW BUSINESS	City Clerk, Bev Quinn, told the Commission that there are several pending requests including a home daycare, food service from home and a special use request.
OLD BUSINESS	None
PUBLIC COMMENTS	None
ADJOURNMENTS	As there was no further business to discuss, <i>the meeting was adjourned 6:50 p.m.</i>