

**PLANNING COMMISSION
MINUTES OF THE MEETING
February 13, 2020 – 6:00 PM**

CALL TO ORDER

The City of Salem Planning Commission met in regular session on February 13, 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 and Brad Heaton. Members absent: Jim Davis. Also present was Cindy Eller, Recording Secretary, Bev Quinn, Zoning Administrator and members of the public.

ELECTION OF OFFICERS

Motion was made by Jim Milano and seconded by Harold Hunzicker to maintain the current Chairman, Rick McCullum as Chairman. Roll call vote: AYES: Sandie Phillips, Kathy Matthews, Harold Hunzicker, Jim Milano, Brad Heaton and Chairman Rick McCullum. NAYS: None. Motion carried.

Motion was made by Sandie Phillips and seconded by Jim Milano to elect Harold Hunzicker as Vice Chairman. Roll call vote: AYES: Sandie Phillips, Kathy Matthews, Harold Hunzicker, Jim Milano, Brad Heaton and Chairman Rick McCullum. NAYS: None. Motion carried.

APPROVAL OF MINUTES

Minutes of the January 14, 2020 meeting 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, 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 for a Special Use Permit to erect a double-wide manufactured home on two lots located on S. Marshall Street, identified as P.I.N. 61-11-11-00-17-276 and P.I.N. 61-11-11-00-017280.

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.

Finding of Facts were presented for review 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 is very suitable. The property to the north contains a very nice modular home.

(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.

Motion was made by Kathy Matthews and seconded by Jim Milano to approve the Special Use permit to erect a double-wide manufactured home on two lots located on S. Marshall Street. AYES: Kathy Mathews, Jim Davis, Jim Milano, Sandie Phillips, Brad Heaton and Chairman Rick McCullum. NAYES: None. Motion Carried.

City Clerk Bev Quinn told the petitioners that they would need to submit a building permit application to John Pruden.

NEW BUSINESS	City Clerk Quinn told the commission that the City Council is requesting the Planning Commission to hold a public hearing regarding possible zoning amendments to allow Adult Use Cannabis Business in certain zoning districts, as Special Use. Quinn stated the meeting is set for Tuesday, March 10, 2020 at 6:00pm in the Cafeteria at Salem Community Activity Center.
OLD BUSINESS	None
PUBLIC COMMENTS	None
ADJOURNMENTS	As there was no further business to discuss, <i>the meeting was adjourned 6:15 p.m.</i>