

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

**CALL TO ORDER**

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

**APPROVAL OF  
MINUTES**

Minutes of the August 11, 2020 meeting were presented for action. **Motion was made by Jim Milano and seconded by Sandie Phillips to approve the minutes as presented. Roll call vote: AYES: Sandie Phillips, Jim Milano, Brad Heaton, Kathy Matthews, and Chairman Rick McCullum. NAYS: None. Abstained: Harold Hunzicker. Motion carried.**

**STAFF  
RECOMMENDATIONS**

None

**QUESTIONS BY  
COMMITTEE  
MEMBERS**

None

**SPECIAL USE -  
HOME DAY CARE**

Ryan and Alyssa Meador, 150 Woodland Drive, Salem IL are petitioning the City of Salem for a Special Use Permit to operate a home daycare at 150 Woodland Dr. The petition is to permit them to care for eight (8) children total, including their own two. Legal Description: McNeil Acres, Lot 26, Salem, Marion County, Illinois.

Ryan Meador told the Commission that they are currently going thru the application process and waiting for work in their basement to be completed before opening.

City Clerk Bev Quinn told the Commission that she had received no correspondence either for or against the Special Use, then read into the minutes the Finding of Facts for review as follows:

- (1) Whether the proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety and welfare and the physical environment:** The proposed special use would have no adverse impact on the public health, safety and welfare, or on the physical environment.
- (2) Whether the proposed special use is consistent with this municipality's comprehensive plan:** The comprehensive plan calls for this area to remain single family residential. This use as a Special Use would be consistent with the Comprehensive Plan.
- (3) The effect the proposed special use would have on the value of neighboring property and on this municipality's overall tax base:** No impact, as the zoning is not changing, and the use is remaining residential.
- (4) The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:**  
The proposed use will have no adverse impact on public

utilities and may have some impact on traffic circulation on nearby streets.

- (5) Whether there are any facilities near the proposed special use( such as schools or hospitals ) that require special protection:** There are no facilities near the proposed special use that would require special protection.

**Motion was made by Harold Hunzicker and seconded by Sandie Phillips to recommend the City Council approve the Special Use – Home Day Care at 150 Woodland Drive. AYES: Kathy Mathews, Jim Milano, Sandie Phillips, Harold Hunzicker, Brad Heaton and Chairman Rick McCullum. NAYES: None. Motion Carried.**

City Clerk Bev Quinn told the petitioner that this recommendation would be placed on the agenda for the October 19<sup>th</sup> City Council meeting. City Clerk Quinn recommended the petitioners attend the meeting to answer any questions the Council may have.

**SPECIAL USE –  
DOUBLE- WIDE MOBILE  
HOME**

Don Dallas, 2613 S Washington, Salem IL, is petitioning the City of Salem for a Special Use Permit to allow placement of a double-wide mobile home on a fixed foundation with a pitched roof on Lots 5-6 Precious Acres Subdivision directly south of 1444 S College. Legal description: Precious Acres Subdivision, Lots 5 – 6, Salem, Marion County, Illinois.

Don Dallas told the Commission that he would have a full foundation, a pitched roof and would be living here.

City Clerk Bev Quinn told the Commission that she had received no correspondence either for or against the Special Use, then read into the minutes the Finding of Facts for review as follows:

- (1) Whether the proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety and welfare and the physical environment:** The proposed special use would have no adverse impact on the public health, safety and welfare, or on the physical environment.
- (2) Whether the proposed special use is consistent with this municipality’s comprehensive plan:** The comprehensive plan calls for this area to remain single family residential. This use as a Special Use would be consistent with the Comprehensive Plan.
- (3) The effect the proposed special use would have on the value of neighboring property and on this municipality’s overall tax base:** No impact, as the zoning is not changing, and the use is remaining residential.
- (4) The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:** The proposed use will have no adverse impact on public utilities and may have no impact on traffic circulation on nearby streets.

**(5) Whether there are any facilities near the proposed special use( such as schools or hospitals ) that require special protection:** There are no facilities near the proposed special use that would require special protection.

**Motion was made by Kathy Matthews and seconded by Harold Hunzicker to recommend the City Council approve the Special Use – Double – Wide Mobile Home . AYES: Kathy Mathews, Jim Milano, Sandie Phillips, Harold Hunzicker, Brad Heaton and Chairman Rick McCullum. NAYES: None. Motion Carried.**

City Clerk Bev Quinn told the petitioner that this recommendation would be placed on the agenda for the October 19<sup>th</sup> City Council meeting. City Clerk Quinn recommended the petitioners attend the meeting to answer any questions the Council may have.

## **ZONING AMENDMENT**

Purcell Properties LLC (*Terry Purcell and Whitney Purcell*), 3691 Levee Rd., Centralia, IL, are petitioning the City of Salem to amend the zoning of 515 E McMackin St. (*former site of Salem Free Methodist Church*) from RS-2 Single-Family Residential to RM-2 Multi-Family Residential in order to convert the building into apartments. Legal descriptions: Lots 9, 10, 11 & 12 Schwartz Brothers Subletting of Lots 1 & 2 of B Schwartz Subdivision of block 1 of George E. Lester's addition to the City of Salem, Marion County, Illinois.

Whitney Purcell, Purcell Properties LLC, told the Commission that they currently have 84 rental dwellings with no vacancies and a waiting list of 46 people indicating a huge demand for rentals. Purcell Properties is wanting to purchase the property at 515 E Main and convert the empty building into 5 units, each with their own entrance. Purcell stated that they would maintain the integrity and improve the City by increasing the value of properties and providing quality, spacious apartments that target the market of Professionals looking for quality housing. Purcell stated their purchase contract is contingent on the approval amending the zoning at this property.

Gary Purcell, 504 E McMackin, stated he was the spokesperson for the group opposed to this zoning change. Purcell passed out a petition signed by 21 residents opposed to the zoning change. Purcell said there are concerns with parking, noise and the need for churches in town.

Todd Ambuehl, 508 S McMackin, stated his concern with if the property was rezoned, it will allow for more units in the future.

Larry Logan, 115 S Marion, is concerned about the number of residents per unit as well as number of children.

Melissa Wessel, 115 S. Marion, does not feel that they can guarantee quality tenants even though there would be background and credit checks.

Jodi Childress, 433 E Main, was concerned that nobody knew the property was for sale.

City Clerk Bev Quinn stated that she was sure the Church was a wonderful neighbor but they have the right to sell. The City does not get involved with the sale of property between a buyer and seller.

City Clerk Quinn stated she had received no correspondence in favor of the zoning amendment. Quinn then read into the minutes the following 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 has been used as a church and parking.

- (2) **Existing use and zoning of other lots in vicinity of property in question:** All properties directly north, south, east and west are zoned RS-2 Single-Family Residential and contain single-family homes.
- (3) **Suitability of the property in question for uses already permitted under existing regulations:** The land is suitable for single-family use, but the structure is extremely large for a single-family residence in this neighborhood.
- (4) **Suitability of the property in question for the proposed use:** The property would be suitable for multi-family use, if converted, as it contains a large structure and adequate parking.
- (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 and last rezoned:** This neighborhood is an older, established neighborhood, and there has been no development for many years.
- (6) **The effect the proposed rezoning would have on implementation of this municipality's comprehensive plan:** The Comprehensive Plan calls for this area to remain single-family residential.

**Motion was made by Sandie Phillips and seconded by Harold Hunzicker to recommend to the City Council to amend the zoning of the property at 515 E. McMackin from RS-2 Single-Family Residential to RM-2 Multi-Family residential. AYES: Kathy Mathews, Sandie Phillips and Chairman Rick McCullum. NAYES: Jim Milano, Brad Heaton and Harold Hunzicker. Motion Denied.**

City Clerk Bev Quinn told the petitioner that this request would be placed on the agenda for the October 19<sup>th</sup> City Council meeting without recommendation from the Planning Commission. . City Clerk Quinn recommended the petitioners attend the meeting to answer any questions the Council may have.

**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