

**PLANNING COMMISSION
MINUTES OF THE MEETING
October 11, 2023 – 6:00 PM**

CALL TO ORDER

The City of Salem Planning Commission met in regular session on October 11 2023 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, Brad Heaton, Jim Milano, Greg Jones and Frank Addison. Members absent: None Also present was Cindy Eller, Recording Secretary, Leah Dellicarpini, Zoning Administrator, and members of the public.

APPROVAL OF MINUTES

Minutes of the September 12, 2023 meeting were presented for action. **Motion was made by Frank Addison and seconded by Doug Heaton to approve the minutes as presented. Roll call vote: AYES: Sandie Phillips, Kathy Matthews, Frank Addison, Brad Heaton and Chairman Rick McCullum NAYS: None. Abstained: Jim Milano and Greg Jones. Motion carried.**

STAFF RECOMMENDATIONS

None

QUESTIONS BY COMMITTEE MEMBERS

None

PLANNING COMMISSION ACTION

Zoning Change: A change to zoning for parcels 1100011222 and 1100011223 located at 601 S. Maple, Salem, from RS-5 to I is being requested. Legal description of parcel 1100011222 is MILLS AD PT LOTS 13 & 20 BLOCK 16 DOC #18-061-00015. Legal description of parcel 1100011223 is MILLS ADD BLOCKS 15 & 16 & VAC ROAD EXC PT LOTS 13 & 20.

Rick McCullum told the Planning Commission that Wabash bought the parcels located at 601 S Maple from the City to put a warehouse on for their equipment believing it was zone I but found out after the fact that a small section was zoned RS-5. Chairman McCullum stated that the request to rezone this section is to place the complete lot in compliance with its use. McCullum stated he is not sure how this happened but needs to be “cleaned up”

The following letter was read into the minutes in support of the zoning change:

The Findings of Facts were read into the minutes 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 will 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 area is not addressed in the current Comprehensive Plan (published in 2022). However, the current zoning for this parcel is RS-2. The purpose of the proposed special use is aligned with the purpose of the current zoning – RS-2.

(3) The effect the proposed special use would have on the value of neighboring properties and on this municipality's overall tax base: The purpose of the special use will increase the tax base, as the existing house on the lot has been demolished. Therefore, a new structure will need to be raised on the parcel in order to increase the value of the parcel as well as the neighborhood.

(4) The effect the proposed special use would have on public utilities and on traffic circulation on nearby streets: The proposed use will have no adverse impact on the public utilities nor traffic circulation.

(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 Sandie Phillips to recommend the City Council approve the Special Use permit to place a double-wide mobile home on a fixed foundation located at 2154 Old Texas Lane. AYES: Sandie Phillips, Brad Heaton, Frank Addison, Kathy Matthews, and Chairman Rick McCullum. NAYES: None Motion carried.

Zoning Administrator Leah Dellicarpini stated this recommendation to approve the Special Use would go the City Council meeting on Monday, September 18, 2023 and recommended that Keith attend this meeting.

ZONING CHANGE

A change to Chapter 23; Division 10; Section 23-299 and Section 23-300 of Salem's City Ordinances is being proposed. It is proposed that "Offices" be moved out of the "Special Uses" section (23-300) and into the "Permitted Uses" section (23-299) of Chapter 23; Division 10.

Rex Barbee, City Manager, told the Planning Commission that the proposed change would allow for business offices in the Interchange Business zoning without having to get a special use permit. Barbee feels this would open areas up for development including Kinney Drive and the area west of Gateway Golf Cars. The feedback that has been received has been positive due to making things easier.

The Finding of Facts were entered into the minutes 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 change to zoning ordinance Chapter 23: Division 10, Section 23-299 and Section 23-300 will have no adverse impact on 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 current Comprehensive Plan (published in 2002) calls for this area to be commercial and that will not change. The proposed amendment would not contradict or come into conflict with the Comprehensive Plan.
- (3) The effect the proposed special use would have on the value of neighboring properties and on this municipality's overall tax base:** The proposed change to zoning ordinance Chapter 23: Division 10; Section 23-299 and Section 23-300 will allow the building of offices in the B4 District. This will broaden options for developers, inducing investment in vacant and/or undeveloped properties within the district. Increased development will increase the number of properties on the tax roll.
- (4) The effect the proposed special use would have on public utilities and on traffic circulation on nearby streets:** The proposed change to zoning ordinance Chapter 23; Division 10; Section 23-299 and Section 23-300 will have no adverse impact on public utilities or traffic circulation, as offices generate less traffic than retail establishments.
- (5) Whether there are any facilities near the proposed special use (such as schools or hospitals) that require special protection.** There are no facilities needing protection near the district for which the change in zoning ordinance is being proposed

Motion was made by Frank Addison and seconded by Sandie Phillips to recommend the City Council approve the change to Chapter 23; Division 10; Section 23-299 and Section 23-300 as presented. AYES: Sandie Phillips, Brad Heaton, Frank Addison, Kathy Matthews, and Chairman Rick McCullum. NAYES: None Motion carried.

Zoning Administrator Leah Dellicarpini stated this recommendation to approve the proposed change would go the City Council meeting on Monday, September 18, 2023 for approval.

NEW BUSINESS

Zoning Administrator Leah Dellicarpini that the next Planning Commission meeting would be on Wednesday, October 11 instead of Tuesday October 10 in order to have a quorum.

OLD BUSINESS

None

PUBLIC COMMENTS

None

ADJOURNMENTS

As there was no further business to discuss, ***the meeting was adjourned 6:20 p.m.***

Cindy Eller, Recording Secretary

Cycholl Law PLLC

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October 2, 2023

Salem Planning Commission
Salem City Hall
101 S. Broadway
Salem, IL 62881

Re: Proposed Industrial District
Wabash Communications
Parcel: 1100011221

To Whom it May Concern:

Please be advised that I represent Wabash Communications regarding the proposed rezoning issue coming before the board on October 11, 2023. Wabash Communications owns a parcel of land which was purchased from the City of Salem per a Purchase Contract and Development Agreement entered into in the beginning of 2020. The intent of the City and Wabash Communications was to develop that parcel for a commercial warehouse. Wabash submitted plans to the City for such development on August 15, 2023 and is prepared to commence construction in early 2024.

As this Development Agreement contemplates a commercial development on the parcel, Wabash Communications is in agreement with the proposed industrial district development. We ask that the Salem Planning Commission approve this Industrial District.

Thank you for your attention to this matter. Please advise if you have any questions.

Sincerely,



Tyra S. Cycholl