

PLANNING COMMISSION MEETING

April 8, 2012

A meeting of the City of Lexington Planning Commission was called to order by Chairman Tom Stinde at 7:00 p.m. in the City Council Chambers at City Hall.

Attending were: Chairman Tom Stinde, Member Andy Schuler, Member William Elias, Member Cody Ketelsan, Member Steve Pearce. Member David Cheever was absent. Others in attendance were: Mayor Mohr, Alderman Chuck Cole, Alderman Paul Miller, Alderman Don Revelle, Alderman Garry Winterland, Alderman Hank Brill, Alderman Doug Higgins, Mark Hansen, Mike Fleming, Dave Schneider, Chuck Wright Jr., Farnsworth Engineer Zack Knight representing the City, Farnsworth Engineer Jeff Gastel representing Wirtz Realty, Doug Hanrahan with Wirtz Realty, Don Cavallini, Bill Wetzel an Attorney for Wirtz Realty, an unidentified guests with Doug Hanrahan and City Clerk Melanie Kunkel.

The meeting was called to hear public input on the following zoning and subdivision questions that had been properly posted and published by the City Clerk:

1. An application for approval of a preliminary plan for a subdivision to be known as W Heartland Subdivision, proposed by Mark L. Hansen as Trustee under the provisions of a trust agreement dated November 28, 2003 and known as the Hansen Family Land Trust ("Owner") and Lex Heartland, LLC ("Contract Purchaser") and for certain variations to the Subdivision Code. The Subdivision will be located generally northeast of the intersection of PJ Keller Highway and Interstate Route 55.

Bill Wetzel, representing Wirtz Realty, offered to answer any questions from those attending. He further asked the Planning Commission to approve the application.

Zach Knight, representing the City, indicated that a comprehensive review of the technical specifications had been performed and the parties were well on their way to complying with City subdivision standards.

Steve Pearce moved to approve recommendation to the City Council regarding approval of the Preliminary Plan. The motion received a second from Andy Schuler and passed with a unanimous voice vote.

2. Application by the Hansen Family Land Trust and Lex Heartland, LLC for approval of a concept plan for potential commercial development to be located generally northeast of the intersection of PJ Keller Highway and Interstate Route 55.

Mayor Mohr indicated that the City has asked Wirtz Realty to provide a concept plan to verify that creating the subdivision for the distribution center would not compromise future development along the P.J. Keller Highway or restrict access to the remainder of the Hansen Family Land Trust.

Zach Knight indicated that The Farnsworth Group had reviewed the concept plan on behalf of the City and found nothing that would impede development of the remainder of the property.

Steve Pearce moved to approve recommendation to the City Council regarding the Concept Plan. The motion received a second from Cody Ketelsan and passed with a unanimous voice vote.

3. An application by the Hansen Family Land Trust and Lex Heartland, LLC to rezone a portion of the property affected by the Preliminary Plan from "B-1, General Business District" to "M-1, Light Manufacturing District".

Mayor Mohr explained that the rezoning only affected a small piece along the south edge of the larger subdivision that overlapped the boundary between the M-1 and B-1 zones. He further

explained that the purpose of the question was to provide a uniform zoning classification for the entire subdivision described in the Preliminary Plan which will be the site occupied by the Wirtz Beverage Illinois distribution center.

There being no other public comment, Steve Pearce moved to approve recommendation regarding rezoning a portion of the Hansen Family Land Trust affected by the Preliminary Plan from B-1 to M-1. The motion received a second from William Elias. The motion was approved by unanimous voice vote.

4. An application by Mary M. Wright to rezone property from "O-1, Open Land District" to "B-1, General Business District". The area proposed to be rezoned is adjacent and to the west of the site that is being used as a small scale train depot west of "the castle".

Chuck Wright Jr., speaking on behalf of Mary Wright, explained their desire to annex approximately 1.25 acres in order to prepare for the construction of a building to house a full size carousel that his family is restoring. The facility will be rented to private parties in the future. Chuck indicated that he would not be seeking access to this business district through Meadow Ridge Subdivision's Meadowland Drive.

William Elias asked whether McLean County Highway Department would allow access to the site from the P.J. Keller Highway. Wright answered yes, that he had discussed the possibility with them. Wright indicated that the connection to Meadowland Drive was a utility easement only.

Steve Pearce moved to approve recommendation to the City Council regarding rezoning a portion of the Wright Property to B-1 General Business District. The motion received a second from William Elias. The motion carried unanimous by voice vote.

5. An application by Mary M. Wright for approval of a conditional use for a portion of the Wright Property as an amusement center.

Steve Pearce proposed that the amusement center conditional use zoning only be allowed only if access to the commercial building was prohibited from Meadowland Drive.

Steve Pearce moved to approve a recommendation to the City Council regarding conditional use of Wright's property as an amusement center provided that access to the commercial building was prohibited from Meadowland Drive. The motion received a second from Andy Schuler. The motion carried unanimous by voice vote.

6. An application by the City of Lexington to amend the Lexington City Code to allow car washes as a permitted use in both the B-1, General Business District and in the M-1, Light Manufacturing District.

Tom Stinde indicated that this question simply cleans up the code. Mayor Mohr explained that the City has received several questions about building car washes in town but, the City code does not adequately describe what zoning classifications apply. Approving this question will make it easier for prospective developers to find the zoning requirements for car washes on the City's web site.

Steve Pearce moved to approve the recommendation to the City Council regarding the amendment of the B-1 and M-1 zoning regulations to allow car washes as a permitted use. The motion received a second from Cody Ketelsan and was approved by a unanimous voice vote.

7. An application by the City of Lexington to amend paragraph 300-50 of the Lexington City Code to delete both subparagraph A(29) which allows trailer sales or rental as a permitted use in the B-2, Highway Business District and subparagraph A(30) which allows trailer parks as a permitted use in the B-2, Highway Business District.

Mayor Mohr indicated that amendment does not eliminate trailer sales, trailer rentals or trailer parks in these zones but rather gets more people involved in the siting and development of these uses. He suggested that it will result in better development.

Steve Pearce indicated that there is also language about siting trailer parks under the R-2 residential zone. He asked that that language also be considered as a part of this application. Steve said he would prefer that the code be modified to make trailer sales, trailer rentals and trailer parks conditional uses rather than eliminating them from the code entirely.

Cody Ketelsan moved to approve a recommendation to the City Council regarding an amendment to the zoning regulations that deletes subparagraph B(10) in R-2 General Residence District and subparagraphs A(29) and A(30) in the B-2 Highway Business District that are references to trailer and mobile home parks, trailer sales, trailer rentals. The motion carried by voice vote.

A motion to adjourn by Steve Pearce received a second by Cody Ketelsan. The motion to adjourn carried by unanimous voice vote and the meeting adjourned at approximately 7:35 pm.

Respectfully submitted,

John Mohr

Approved: