

Planning Commission

Tuesday, February 14, 2006

7:00 p.m.

Call to Order

The City of Salem Planning Commission met in regular session on Tuesday, February 14, 2006 in the council chambers of Salem City Hall. Chairman Dennis Hampton called the meeting to order in the presence of Planning Commission members John Mansfield, Jo Stallings, Kathy Matthews, Jim Milano and Harold Hunzicker. Also present were Assistant City Manager Bev West and Recording Secretary Annette Brushwitz.

Election of Officers

Board member John Mansfield moved to maintain the present officers, Harold Hunzicker seconded the motion. Roll call vote: AYES: Mansfield, Matthews, Milano, Hunzicker, Hampton, Stallings. Motion carried. Dennis Hampton will remain the board Chairman with Jo Stallings as Vice-Chairman.

Minutes

Minutes of the December 2, 2005 meeting were presented for action. Motion was made by Jo Stallings and seconded by Kathy Matthews that the minutes be approved as presented. Roll call vote: AYES: Mansfield, Hunzicker, Milano, Stallings, Hampton and Matthews. NAYS: None. Motion carried.

Staff Reports

Will be given during petitions

Petition

Annexation and Zoning Amendment – Willard M. Long Trust. Suzanne Garrett and Randy Long, Trustees for the Willard M. Long Trust, are petitioning the City of Salem to annex approximately four (4) acres of land into the City of Salem, and to amend the zoning from NU (Non-Urban) to RS-2 (Single Family Residential)

Address: 415 Edgewood Road

(Approximately four acres of land bounded on the north by Circle Drive, on the south by the back of lots located on Shady Lane, on the east by Edgewood Road and on the west by Lakeview Dr.)

Legal Description of Land:

Tract V:

A tract of land beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 1, Township 2 North, Range Two east, thence West along the South line of said Southwest Quarter of the Southeast Quarter 650 feet, thence North 7 degrees and 30 minutes East 81 feet, thence East 2 degrees and 35 minutes North 296 feet, thence North 58.5 feet, thence East 347 feet to the East line of said Southwest Quarter of the Southeast Quarter, thence South 157.5 feet to the point of beginning, containing an area of 1.88 acres, more or less, Marion County, Illinois.

Tract IV:

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 1, Township 2 North, Range 2 East, thence North 157.5 feet to the point of beginning, thence North 157.5 feet, thence West 347 feet, thence South 117 feet, thence West 8 degrees and 10 minutes south 289.5 feet, thence South 7 degrees and 30 minutes West 81 feet, thence East 2 degrees and 35 minutes North 296 feet, thence North 58.5 feet, thence East 347 feet to the point of beginning, containing an area of 1.87

acres, more or less, Marion County, Illinois.

Tract VII:

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter, Section 1, Town Two North, Range Two east of the Third P.M., thence North 315 feet to the point of beginning, thence West 334 feet, thence North 40 feet, thence East 334 feet, thence South 40 feet to the point of beginning, said area containing 13,360 square feet, more or less.

Harold Woodruff approached the board and stated that he was speaking on behalf of the trust. Mr. Woodruff stated that the members of the trust were asking for the land to be annexed into the City limits with the intention that a potential buyer may turn into residential building sites. Board member John Mansfield asked if there were any current plans to subdivide. Mr. Woodruff stated that there were not at the present time but that is what they anticipate will happen. Board member Harold Hunzicker asked what the current usage around the property is. Assistant City Manager Bev West stated that it is presently RS2 on either side and Non-Urban to the East. Chairman Dennis Hampton asked if anyone present was there to speak in opposition of the petition, being none Chairman Hampton asked if anyone present was there to speak in favor of the petition, being none; Assistant City Manager West stated that the property in question is suitable for the use intended.

Board member John Mansfield moved to accept the petition as presented and forward to City Council at the February 21 meeting for final approval. The motion was seconded by Harold Hunzicker. Roll call vote: Mansfield, Stallings, Hampton, Hunzicker, Matthews and Milano.

New Business
Old Business

No new business pending at this time.

Assistant City Manager Bev West commented that she would like to revisit the subdivision code that has been discussed several times at past meetings. West stated that with the new City Manager and new Economic Development Director it would be a good time to bring everything up to date. Board member Jo Stallings recommended asking prior City Manager Roger Kinney to consult with the board over the changes that he had originally discussed.

Adjournment

As there was no further business to discuss, upon motion by Jim Milano and second by Kathy Matthews; the meeting was adjourned at 7:15 p.m.

Annette Brushwitz
Recording Secretary