**OGLESBY PLAN COMMISSION MEETING
MONDAY, MARCH 18, 2024**

The Oglesby Plan Commission met on Monday, March 18, 2024 to review a site plan presented by Oglesby Storage, LLC. Chairman Ken Ficek called the meeting to order at 5:30 p.m.

**PRESENT:** Kyle Videgar, Karen Watson, Jim Clinard, Bob Mente, Sarah Vollmer, Amy Arthur, Ken Ficek, Becky Clinard, City Clerk.

**ABSENT:** Lauren Young, Rich Greening, Don Finley.

Chairman Ficek told the board that the task at hand was to review a site plan by Oglesby Storage, LLC, which plans to build a mini-warehouse facility on North Columbia Ave. He noted that the owner Grant Griffith and his engineer, James Armstrong, had submitted a revised site plan after being denied two variances earlier in the month. Ficek asked Clinard, who serves as the city engineer, if the new plans met the city’s zoning criteria. Clinard said that it did, and also pointed out other changes made to the plans by the developer in response to concerns raised by residents at the ZBA hearing.

Clinard said the fence had been moved back to address the residents’ concerns about snowplowing. He did note that he had caught one small issue, the perimeter fence was tied into the building and that is not allowed. They will submit a revised set of plans with the building permit that has the fence going straight across the back of the building.

Armstrong pointed out other changes: the new site plan includes trees, the second access was eliminated, the number of units was decreased by 21. These changes allowed them to create the 29’ wide drive lanes called for by the Land Development Code.

Ficek then asked for public comments. Angie Loebach asked about the difference between premium access and regular access, noting that she had looked at the website and saw no differences. Loebach handed out printouts, that showed other storage units in the area’s operating hours and asked the commission to consider limiting the hours of operation. Ficek explained that that was not the purpose of the meeting and that the plan commission had no say in the operating hours of the business.

Bob Mullane asked about where the trees would be planted (inside the fence) and asked for some clarification about where the fence would be located and snowplowing. Brandy and Kevin Day asked about drainage of the site, their property sits to the west of the Griffith parcels and they said that they already experience standing water on their lot after a heavy rain. Armstrong showed them the drainage plan and said that the water would be funneled away from their site and into the drainage pond. Mullane questioned whether they had a “contingency plan” for heavy storms – Armstrong explained that the drainage pond was designed with a spillway which releases into an outpipe into the storm sewer.

After the residents’ questions were answered, Ficek asked the board for a motion to approve the site plan.

**A MOTION WAS MADE BY** Videgar, **SECONDED BY** Mente to approve the site plan with the one change to the fence as noted by the city engineer. **AYES:** Videgar, Watson, Clinard, Mente, Vollmer, Arthur, Ficek. NAYS: None. **MOTION CARRIED.**

**A MOTION WAS MADE BY** Clinard, **SECONDED BY** Watson to adjourn at 5:52 p.m. **AYES:** Videgar, Watson, Clinard, Mente, Vollmer, Arthur, Ficek. NAYS: None. **MOTION CARRIED.**