

OGLESBY PLAN COMMISSION
THURSDAY, FEBRUARY 15, 2024

Chairman Ken Ficek called the meeting of the Plan Commission to order at 7:00 p.m.

PRESENT: Don Finley, Kyle Videgar, Lauren Young, Karen Watson, Bob Mente, Ken Ficek, Sarah Vollmer, Rich Greening, Amy Arthur, Jim Clinard and Clerk Becky Clinard.

Kelly Waters and family members were in attendance to represent Babs Brew.

Ficek went over the requirements for publication and notice of the meeting, noting that all requirements of the Land Development Code were met. He then briefed the Plan Commission on an earlier meeting of the Zoning Board of Appeals and Design Review Board, which were both tasked with hearing requests from Waters.

He noted that the ZBA had recommended that the city grant a variance for the in-subordinate accessory building, the requirement to have trees along the berm and for stormwater detention. He also noted that the Design Review Board had approved the plans as presented with one requirement: The specifications for the storage building be provided to the City's Building Inspector and Engineer for approval.

Waters told the council that she was excited to bring something to the corner of Walnut and Columbia, with a goal of proving to other potential entrepreneurs that the location could support a successful business. Waters said she had no plans herself of building a brick and mortar building on site, but that she hoped her venture would "jump start" further development on the site. She talked about her desire to provide something different to Oglesby.

Jim Clinard went over the site plan briefly, after which the commission members asked questions about the location of utilities, the storage building, and traffic flow. Greening asked that if someone were to build a building, would they be required to go through the same process. The answer was yes.

After a short discussion, **A MOTION WAS MADE BY** Clinard, **SECONDED BY** Vollmer to recommend that the site plan be approved as presented. **AYES:** Finley, Videgar, Watson, Clinard, Mente, Ficek, Vollmer, Greening, Arthur. **ABSTAIN:** Young, **MOTION PASSED.**

Ficek asked the commission members to go over the information presented to them a few months ago concerning BnBs and short term rentals.

A MOTION WAS BY Vollmer, **SECONDED BY** Watson to adjourn at 7:28 p.m. **ALL AYES, MOTION PASSED.**