

OGLESBY PLAN COMMISSION
THURSDAY, FEBRUARY 21, 2024

The Oglesby Plan Commission was called to order at 7:45 p.m. by Chairman Ken Ficek.

PRESENT: Karen Watson, Jim Clinard, Bob Mente, Rich Greening, Don Finley, Lauren Young, Ficek.

ABSENT: Sarah Vollmer, Kyle Videgar, Amy Arthur.

Chairman Ficek tells the board that the required public notice and publication requirements have been satisfied. The property is currently zoned B2 Community Retail and Service District. A special use permit is sought to allow a mini warehouse facility. Ficek told the board that their job was to consider whether the use (mini warehouses) is appropriate for that site: will it affect the neighbors negatively and is it “really what we want on that piece of property.”

Owner Grant Griffith and engineer James Armstrong will represent Oglesby Storage, LLC, in the bid to obtain a Special Use permit for the further development of a mini warehouse storage facility. The property is currently being used for storage and the developer wishes to expand the facility to include 180 8 x 20 storage units.

Armstrong gave a brief overview of the project, going over the various improvements to the site and photos of the proposed units, etc.

Ficek then reiterated that the purpose of this meeting was to determine whether the special use permit should be allowed, noting that the specifics of the site plan would be addressed at a later time. Armstrong added that the developer’s request was to simply extend the current use of the property, and that the property was zoned not for residential, but business uses.

The board then gave residents an opportunity to express their concerns and ask questions of the developer. Angie Loebach, representing her father, Jim, who owns property on the northeast end, asked about access to the property (It will be gated with an access code); lighting (solar lights on the units, no overhead lighting planned); security/cameras, (motion sensor cameras); and about the traffic they could expect.

Griffith explained that most tenants tend to be “in transition,” and visit their units maybe 1-2 times a month. Loebach asked if the 180 units would go in all at once, Griffith explained that he expected the build out to last between 12-36 months. They would install a portion of the units up front, then add the rest as the others were rented.

Ficek asked about the abandoned vehicles currently parked on the property. Griffith told him that the vehicles belonged to paying customers, but with the mini warehouses project, there would not be any outside storage allowed. Griffith said that with the new development, many of the concerns the residents expressed about the current use would be addressed. He noted the required fencing, a locked gate accessible only to paying tenants, and the grading and storm water management system would address concerns expressed by residents like Amanda Myers, who also lives near the site.

Clinard suggested that the board look at the other uses allowed in the B2 District to determine if the proposed use was the most probably highest and best use. He noted that the lot size limited its use for many of the uses.

After more discussion, **A MOTION WAS MADE BY** Finley, **SECONDED BY** Young to recommend the approval of the special use permit. **AYES:** Watson, Clinard, Mente, Finley, Young. **NAY:** Ficek
ABSTAIN: Greening (he owns property within 100' of the site)

A MOTION WAS MADE BY Greening, **SECONDED BY** Mente to adjourn at 8:35 p.m. **AYES:** **AYES:** Watson, Clinard, Mente, Finley, Young, Greening, Ficek. **MEETING ADJOURNED**