

OGLESBY PLAN COMMISSION

Wednesday, May 8, 2024

The Oglesby Plan Commission was called to order at 6:00 p.m. by Chairman Ken Ficek.

PRESENT: Kyle Videgar, Karen Watson, Bob Mente, Amy Arthur, Don Finley, Ken Ficek

ABSENT: Rich Greening, Lauren Young, Sarah Vollmer, Jim Clinard

Chairman Ficek opens the meeting by stating the items on the agenda. Nick and Alysia Augustyniak are requesting a zoning change from R2 to B4 to accommodate moving their construction business to the location. Reviewing proposed changes to the Land Development Code regarding short term rentals. Last, reviewing proposed changes to the Land Development Code regarding the building permit requirements and fees.

Nick and Alysia Augustyniak provide site plans to the PC members. Alysia proceeds to present the request to change the zoning classification which will allow the business that is currently being operated from their home to move to a separate location. The building will house an office space for two people and storage for equipment and vehicles. They will be operating during normal business hours, Monday through Friday with a very small chance of evening or weekend hours. Alysia states that they had a preliminary meeting with Engineer, Jim Clinard, who did not see an issue with their design proposal.

The board then gave residents an opportunity to express their concerns and ask questions of the Augustyniaks. Chuck Trovero, adjacent property owner, asks what the prior zoning classification was. Ken and Pat state that they believe it was manufacturing. Joe Lance asks if the entrance will be concrete or gravel and if there will be a circle drive. Alysia states that it will be concrete and that there will be one way in and one way out. Greg Stein asks if the floor is a solid slab. Nick answers yes. John Zulkowsky, property owner directly to the west, states that he has no problem with the proposal. Haley Leek, resident at the property to the east, states that she and her mom purchased their home because of the open space and abundant nature. They both are unhappy at the idea of a large building being erected in that space. Michelle Leek, property owner to the east, states that she had attempted to purchase this land in the past but was told that Buzzi was not looking to sell it and is frustrated that now, a business made the purchase and wants to build on it.

A MOTION WAS MADE BY Arthur, **SECONDED BY** Mente to recommend the approval to rezone the property from R2 to B4 to the City Council. **AYES:** Videgar, Watson, Mente, Arthur, Finley, Ficek. **NAY:** None. **MOTION CARRIED**

Attorney Barry states that he and City Clerk, Becky Clinard, worked toward making corrections from the recommendations given. Pat removed appendix A which eliminated the annual review requirements. Pat will confirm that all reference to bed and breakfasts are removed. The board continued to review the corrections made. The board also decided that after having three offenses, the property owner will be required to go through the application process again. Finley requests that section (f) be removed.

A MOTION WAS MADE BY Videgar, **SECONDED BY** Watson to accept the proposed short term rental changes to the Land Development code. **AYES:** Videgar, Watson, Mente, Arthur, Finley, Ficek. **NAY:** None. **MOTION CARRIED**

Commissioner Stefanelli reviews items to be changed or added with regard to the building permit process. Comments from the public begin with suggestions to how the paperwork is structured and concern for the total cost of a new home building permit. Commissioner Stefanelli states that the fees from surrounding towns were considered because the goal was to remain middle ground. Videgar would like to see the fees that were used as comparison before making a decision.

A MOTION WAS MADE BY Videgar, **SECONDED BY** Arthur to table this item until further information is provided. **AYES:** Videgar, Watson, Mente, Arthur, Finley, Ficek. **NAY:** None. **MOTION CARRIED**

A MOTION WAS MADE BY Mente, **SECONDED BY** Finley to adjourn at 7:16 p.m. **AYES:** Videgar, Watson, Mente, Arthur, Finley, Ficek. **NAY:** None. **MEETING ADJOURNED**