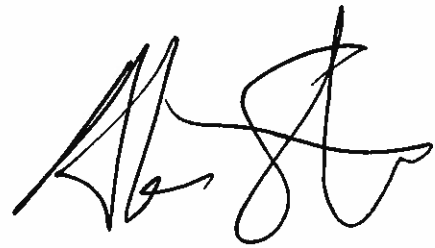


Collinsville Planning Commission  
Minutes of September 21, 2017 6:30PM



The meeting was called to order at 6:30 p.m.

Roll Call:

Ellis Holly	Absent
Dee Sink	Present
Larry Uhl	Present
Kathy Franklin	Present
Adam Steidley	Present

The minutes of July 20, 2017 were presented. After discussion, a motion was made by Sink and seconded by Uhl to approve the minutes as presented. A roll call on the motion was recorded as follows:

Steidley	Yes
Sink	Yes
Uhl	Yes
Franklin	Yes

The Motion carried.

PUBLIC HEARING

Final Plat – Collinsville OT, Lots 6 & 7, Block 46, North of west Main Street, East of North 9<sup>th</sup> Street, 2 Lots, 1.32 acres –

The staff report was read. Kevin McClaflyn, Caseys' consulting engineer with Morrison Shipley Engineers, answered questions from the Commissioners. Usually within a month of filing the plat construction would begin and then there would be typically four months of construction for a new store. Commissioner Steidley made a motion to approve the final plat. Ms. Sink seconded the motion. A roll call vote was recorded as follows:

Steidley	Yes
Sink	Yes
Franklin	Yes
Uhl	Yes

The motion carried.

CZ-200 – North of the northwest corner of Broadway Street and North 5<sup>th</sup> Street. AG (agricultural) to IL (industrial light) zoning, 1.16 acres

Staff presented the staff recommendation.

The applicant, Mark Ehnen, was present.

After a thorough discussion, a motion was made by Uhl and seconded by Sink to recommend approval the request.

A roll call on the motion was recorded as follows:

Steidley	Yes
Sink	Yes
Franklin	Yes
Uhl	Yes

The motion carried

CLS-201- North of the northwest corner of Broadway Street and North 5<sup>th</sup> Street

Staff presented the staff recommendation. The applicant, Mark Ehnen, was present.

After discussion, Commissioner Uhl made a motion to approve the lot split. Ms. Sink seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Sink	Yes
Uhl	Yes
Franklin	Yes

The motion carried.

CLS-202-West of Highway 169, North of 146<sup>th</sup> Street North

Staff read the staff recommendation. The applicant, Herman Wood, was present.

After discussion, Commissioner Steidley made a motion to approve the lot split. Ms. Sink seconded the motion. A roll call vote on the motion was recorded as follows:

Discussion and possible action on a Proposed Park and Recreation Development Fee or Dedication of Land in Lieu of Fee

Staff presented the proposal. The Commissioners discussed the issues.

Cole Swango, local builder, spoke to the planning commission about the item. He had concern about the part of the proposal that allowed developers to dedicate land rather than pay the building permit fee. He was concerned that the property dedicated would not be useful to the City or would not be good useable property. He preferred not to have the land dedication option.

Commissioner Uhl did not think the planning commission should be involved in this issue. Commissioner Sink was favorable to the concept. The Commissioners expressed concern about putting a fee on expansion or remodeling permits, on the use of the land dedication option, about there being more public notice and that the funds raised should be used for their intended use.

The proposal involves the commission because of their use and knowledge of the Comprehensive Plan for the City and goals for land use and parkland issues for the future. A special fund would be created and both the park board and the planning commission would review and make recommendation on a proposal to the City Commission before funds were expended.

After further discussion, Commissioner Franklin made a motion to table the item for 30 days and take out the option to dedicate property, take out the expansion and remodeling section, and give builders and public more notice. Ms. Sink seconded the motion.

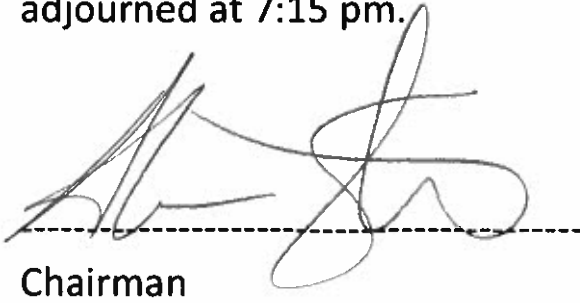
A roll call vote on the motion was recorded as follows:

Steidley Yes

Sink Yes  
Franklin Yes  
Uhl Yes

The motion carried.

Mr. Steidley made a motion to adjourn the meeting. MS. Sink seconded the motion. The vote to adjourn was unanimous. The meeting was adjourned at 7:15 pm.



Chairman

1-18-18

Date