

Collinsville Planning Commission

Minutes of February 15, 2018 6:30 PM

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

Roll Call:

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

The minutes of January 18, 2018 were presented. After discussion, a motion was made by Uhl and seconded by Holly to approve the minutes as presented. A roll call vote on the motion was recorded as follows:

Hollis	Yes
Steidley	Yes
Sink	Yes
Uhl	Yes

The motion carried.

PUBLIC HEARING

Rezoning Request CZ-203 – Brady Stephens, north and west of the corner of West Oak Street and North 7th Street, .55 acres

The staff report was delivered. The applicant had submitted the request with the use proposed being a metal building for a contractor. A site plan would not be submitted until the rezoning was granted per the applicant. The Commissioners discussed the CG (commercial general) zoning requested. The applicant was not present at the meeting.

Kyle Smalygo was present and spoke to the Commission. He said he owns property adjacent and that he has a contract on the subject site contingent on the rezoning. He said the property was economical because of the rendering plant and the rail road. He said he would use the site to build large storage buildings to store his heavy equipment. He had bought local bricks he planned to use. He mentioned the Appearance Review District to the south. He said his use might be more of a warehouse type of use.

Mr. Uhl said they had been consistently following the Comprehensive Plan that they had worked on so hard for so long. The subject site had just been rezoned to residential duplex a year ago.

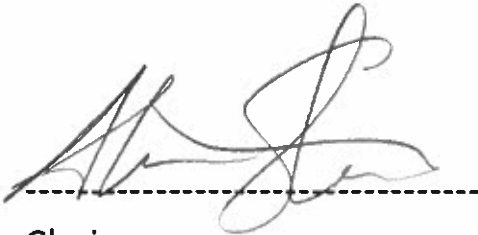
Mr. Steidley felt that the area was unique and reinvestment in housing unlikely due to property values and uses in the area.

The Comprehensive Plan, a site plan, a possible PUD, cleaning up the area, and the new duplexes to the north were discussed. After further discussion, Mr. Uhl made a motion to agree with the staff recommendation for denial of the rezoning. Mr. Ellis seconded the motion. A roll call vote on the motion was recorded as follows:

Holly Yes
Sink No
Steidley No
Uhl Yes

The vote tied. The case will go to the City Commission with a report.

Mr. Uhl made a motion to adjourn the meeting. Mr. Holly seconded the motion. The meeting was adjourned at 7:05 pm by unanimous vote.



Chairman



Date