

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
MAY 22, 2014 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, May 22, 2014 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Chairman Houck called the meeting to order with the following members present: Marx, Scriven, Seagren, Yount, Weitzel and Chairman Houck. Absent: Corken, Lawton, Schuler and Whaley.

Motion was made and seconded to approve the minutes of the February 27, 2014 meeting.

PETITION TO REVISE PRELIMINARY PLAT OF SUBDIVISION
AND APPROVE FINAL PLAT OF SUBDIVISION
FOR PHASE II OF FAIRVIEW SUBDIVISION
Petitioners: James D. Book and David L. Book

Gary Gehlbach, representing James & David Book, explained the preliminary plat was originally approved in 2006 and the petitioners now need to make one change. He stated the lot north of Lot 8 has been sold to an adjacent owner. Gehlbach gave a brief summary of the previous discussion at the council meeting with Commissioner Blackburn concerning the subdivision without city infrastructure, but because it is unlikely this subdivision will be annexed, Blackburn said it would hold off approval on this one. Gehlbach said he spoke to Blackburn a couple weeks ago and also with Commissioner Brechon, neither seemed to have concerns.

Seagren questioned where the future street on the map would go. He said he has been approached with concerns on the road connecting to Penrose. Gehlbach said he was not sure, but this road is not part of the plat.

Doug Mossholder, an adjacent landowner, expressed his concerns on how many access points this subdivision will have. The map shows one, he feels it should have more and suggested an easement through his property on the east border. Houck suggested he talk with the Book's directly.

Joe Bonnell, property owner in subdivision, shared his concerns about the traffic and with the snake like drive to get to this subdivision and feels there should be two ways to get in and out.

Gehlbach said the roads are dedicated township roads and the rest have already been approved and done.

Motion was made by Marx and seconded by Scriven to approve the revised Preliminary Plat of Subdivision and approve the Final Plat of Subdivision for Phase II of Fairview Subdivision. Petitioners: James D. Book and David L. Book. Voting yea: Weitzel, Marx, Seagren, Scriven, Yount and Chairman Houck. Voting nay: None. Motion carried: 6-0.

NEW BUSINESS

Motion was made and approved to except the schedule for fiscal year 2014-2015.

Motion was made and approved to elect Tom Houck as chairperson for fiscal year 2014-2015.

Meeting adjourned at 6:20 pm.

Jane Haws, Secretary