

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
OCTOBER 22, 2015 – 6:00 P.M.

The Dixon Plan Commission met on October 22, 2015 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

In the absence of Chairman Houck, acting Chairperson Josie Whaley called the meeting to order with the following members present: Corken, Lawton, Schuler, Scriven, Yount and Madam Chairperson Whaley. Absent: Seagren, Weitzel and Houck.

Motion was made and seconded to approve the minutes of the September 24, 2015 meeting.

PETITION FOR ANNEXATION  
655 PALMYRA ROAD  
PETITIONER: CHAD DAMBMAN

No one was present to represent the petitioner. Paul Shiaras explained the city requested the annexation. He said they are contiguous, have city sewer and the petitioner volunteered to annex. With no further discussion, a motion was made by Schuler and seconded by Scriven to approve the petition to annex the property commonly known as 655 Palmyra Road, Dixon, Illinois and upon annexation the property be zoned R-1, Single Family Residential District. Petitioner: Chad Dambman. Voting yea: Lawton, Corken, Scriven, Schuler, Yount and Chairperson Whaley. Voting nay: None. Motion carried: 6-0.

PETITION TO REZONE  
547 KEUL ROAD  
PETITIONER: TIMBER INDUSTRIES, INC.

Doug Lee represented the petitioner and said Tom May of Timber Industries, who is not present, bought the property to use for his grinding business, but after approaching Paul Shiaras of the Building Department about his intentions, he found that the zoning of R-1, Single Family Residential was not correct for this type of use. May is seeking B-2, General Business zoning to sell mulch that is to be created at other places. Lee said the property is the old city landfill and will probably never be developed as R-1. Lee said the B-2 zoning is the best use and if there are concerns on the uses, then we must trust the City Officials that are hired to enforce this zoning, and this falls on the Building Department.

Doug Schuler questioned whether the EPA is still monitoring this property. Lee said May will need to work around the EPA monitoring. Paul said the EPA has done a massive study, but is unsure of the outcome. Schuler asked if there would be stockpiles, Lee said basically yes. Schuler questioned the condition of the road and whether it can handle the trucks and equipment. He also asked Paul if the city has future plans to

improve the road. Paul said not to his knowledge. Paul commented the road narrows and is just tar and chip and is not sure it will hold up. Lee stated he doesn't think that May is thinking semis, just pick-up trucks. Paul said May has been asked to remove semi trailers several times.

At this time, Paul explained what is allowed in B-2 zoning, specifically section 6-3-12. He said he can give temporary approval for the purpose of direct retail sales like Shopko having outside sales of trees and such because it has accessory to a building. Large-scale storage and wholesale type selling is not allowed in B-2 and would need separate approval by the city council. Paul said the existing pile on the property is not permitted. He also said large equipment is not allowed.

Jim Bonnell, 207 Keul Road, spoke of his concerns on the road not holding up and on the color leaching into the wells. He also said the zoning was violated when the mulch was hauled out there, which he said was hauled out by semis. Paul said he allowed the piles to remain until the outcome of this meeting and the council's decision.

Don Kreiser, 517 Keul Road, asked what is the fine for what has been hauled out there. He asked who will pay to repair the road and wanted May to be fined everyday.

Yount suggested the petition be tabled because Tom May was not present to answer any of the questions. Lawton asked why should it be tabled, it is not our responsibility to make sure the petitioners come to the meetings; he should have been here and feels we should vote. Yount and Corken felt May should be here to speak for himself.

A vote was then taken to table the petition until the next meeting, next month: Voting yea: Corken, Scriven and Yount. Voting nay: Lawton, Schuler and Chairperson Whaley. Motion tied: 3-3.

After some general discussion, Doug Lee withdrew the petition to re-file at a later date.

With no old or new business, the meeting adjourned at 6:29 pm.

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Jane Haws, Secretary