

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
May 23, 2013 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, May 23, 2013 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: Corken, Lawton, Marx, Seagren, Yount, Weitzel, Van Matre and Chairman Houck. Absent: Schuler, Scriven and Whaley.

Motion was made and seconded to approve the minutes of February 28, 2013.

Petition for Map Amendment
654 Palmyra & 656 Palmyra
Petitioners: Midland States Bank, Christopher & Deborah Robertson

Gary Gehlbach, representing the petitioners, stated this petition is for Lee County and the two houses are residential and are asking they be zoned as such. He said they are currently zoned industrial.

Motion was made by Corken and seconded by Weitzel to approve the petition for Map Amendment at the addresses commonly known as 654 Palmyra and 656 Palmyra located in Lee County, from I-3, Light Industrial to R-2, Single Family Residential. Petitioners: Midland States Bank, Trustee of M. Charles Willey Trust and Christopher L. and Deborah L. Robertson. Voting Yea: Weitzel, Lawton, Marx, Corken, Seagren, Yount, Van Matre and Chairman Houck. Voting Nay: None. Motion carried: 8-0.

Petition for Text Amendment and Special Use
R-1 Text Amendment to allow emergency shelter/mission
Special Use – 1117 University Street for PADS Shelter
Petitioners: Tonja Beard, Matthew Beard and Dixon PADS Shelter

Gary Gehlbach expressed his gratitude for the work Marion Younger and the PADS Shelter has done and said the need is for more room. He explained Tonja and Matthew Beard would like to donate the home for women and children only. He stated the text amendment is limited to women and children only.

Kevin Marx asked for a review of how the system works and how it has changed from nights only to an all day use. Marion Younger said the 7 at night to 7 in the morning was only from October through April and in 2009 the Dixon Council of Churches decided they needed to provide a place to live and get their lives back on track so it was changed to a 24 hour facility. Marx asked Younger to comment on the occupancy of the facilities. Younger said there are currently 11 men, 10 women and 8 children. She said the men

live upstairs and the women and children live downstairs. She said one day their director had 20 calls and had to turn them away.

Seagren asked this is not an emergency facility; it's just an extension of First Street. Younger answered yes.

Van Matre asked where the funding comes from. Younger said the residents do a lot and they rely on donations from churches and community.

Seagren asked what the longest time a resident has stayed. Younger said it varies. She said when they first come they are given 6 months and after that they can apply for an extension.

Corken asked how the shelter on West First Street has fit into the neighborhood. Younger said there have been no problems.

Weitzel asked if this shelter would be for just women and children. Gehlbach said this would be the language for the text amendment, women and children only.

Weitzel asked how many they can house. Younger said if they can do 29 at First Street she's not sure how many they can house. She stated they would use stackable cots for the children so they can put the beds away.

Seagren asked if the City has been in and inspected this house? He expressed concerns on the amount of people, egress, fire escapes and safety. Younger said the Fire Department considers it a home and cannot say how many can stay. Corken said if you have 29 at First Street, you could have 29 at this new place and asked about the size of this house. Younger said it has 3 bedrooms and 2 bathrooms. Seagren asked if this passes you will have 18 people there with 3 bedrooms. Younger said yes, that's why they will use the stackable cots for the children.

Weitzel asked if they had polled the neighbors. Younger said yes and the only concerns were about domestic violence and we don't work with domestic violence.

Kathy Hermeyer, lives next door and says they are opposed to it, simply because it is a single-family neighborhood. She said the house is too small and it would greatly effect the selling of their house if they would need to. She also said that many neighbors didn't know about this because they were beyond the 100 feet that the notifications went out and that many are opposed.

Houck explained that this text amendment would allow this situation in any R-1 zoning as a Special Use.

Charlotte Brainerd said she has been with PADS for years and commented that Dixon should have a gold star for what is at First Street. She said it is a wonderful thing that these people are donating their home.

Jim Letourneau, 1002 Institute Blvd., said his wife runs a day care out of their house and parents do a lot of neighborhood investigating before they place their children in a day care home and if there is a shelter it could affect their livelihood.

Tonya Beard, petitioner, said they are relocating in August and wanted to donate their home for the people in need. She said these people are homeless, a lot are single women with children and need help. She said they will be donating the equity of the home and PADS will have to get a mortgage.

Gehlbach said what better place for a refuge for women and children than in a neighborhood and this type of location is where it ought to be.

Paul Shiaras said he is not for or against the petition but needs to say that the Fire Chief is deeply concerned about the over crowding, the most that he knows about is 21 and is very concerned about that number. He said if this is passed, he will recommend to Council that some kind of maximum number be worked out with the Fire Chief because that is too many people down there. Weitzel asked if the Fire Chief said what he would accept. Shiaras said not specifically, but he was shocked at the number there and the number is bigger now. Gehlbach said that is the reason for another shelter. Shiaras said he understands, but felt if there were 5 of these they would all be full, so there has to be a number. Corken said even if they take the people they have now that would be 18 people. Seagren said it is a great concern.

Gehlbach suggested that a condition be added for the approval of the Fire Chief. Marx commented that maybe the text amendment should be acted on first. Houck said the way it is written, they are all in one motion. Marx expressed concerns that these appear to be two separate issues and should be split. Houck suggested the possibility of making two petitions, but since it was on the agenda this way it is best to leave it. Marx suggested that for the benefit of the folks here, in terms of determining where they are doing, to go ahead.

Motion was made by Seagren and seconded by Van Matre to approve the petition to add a Special Use under R-1 Zoning (Section 6-9-5(c), emergency shelter/mission for women and children only, and upon approval, grant Dixon PADS Shelter a Special Use at the address commonly known as 1117 University Street for emergency shelter/mission for women and children only. Petitioners: Tonja D. Beard, Mathew J. Beard and Dixon PADS Shelter. Subject to approval by Dixon Fire Chief.

Marx expressed his appreciation to the service they provide and the kind offer of donating this dwelling to PADS.

Voting Yea: Weitzel and Lawton. Voting Nay: Marx, Corken, Seagren, Yount, Van Matre and Chairman Houck. Motion Lost: 2-6

NEW BUSINESS

Motion was made and seconded to accept the schedule of meetings dates for the Fiscal Year 2013 to 2014. All said Yea.

Motion was made and seconded to elect Tom Houck as Chairman for the Fiscal Year 2013 through 2014. All said Yea.

Meeting adjourned at 6:37 p.m.

Jane Haws, Secretary