

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
May 26, 2016 – 6:00 P.M.

The Dixon Plan Commission met on May 26, 2016 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

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

Motion was made and seconded to approve the minutes of the April 28, 2016 meeting.

RE-PLAT APPROVAL
Lot 43 of Fieldstone II
Petitioner: Eureka Savings Bank

Madam Chair Whaley asked if anyone was present to speak on this re-plat, Paul Shiaras gave a brief history of the re-plat explaining it is similar to an earlier plat of this lot that was approved but never recorded. The lot was lost back to the bank and needs to be approved with the new changes to sell as single family lots. With no further discussion a motion was made by Scriven and seconded by Weitzel to approve the Re-Plat of Lot 43 in Fieldstone II. Petitioner: Eureka Savings Bank. Voting yea: Weitzel, Corken, Seagren, Scriven, Schuler, Yount and Madam Chair Whaley. Voting nay: None. Motion carried: 7-0.

FINAL PLAT OF RESUBDIVISION APPROVAL
Lots 1-6 in Maple Park Addition
Petitioner: Dixon Habitat for Humanity

Gary Gehlbach, representing the Petitioner, said this property was once a trailer park and the Dixon Habitat acquired from the Harrison Estate. He explained it was originally 6 narrow lots. The final plat will make the lots larger and more useable to build on. He also said the alley was previously vacated and incorporated into this plat. With no questions a motion was made by Corken and seconded by Weitzel to approve the Final Plat of Subdivision for Dean Butterbaugh Habitat Homes, Lots 1 – 6 in the Maple Park Addition to the City of Dixon. Petitioner: Dixon Habitat for Humanity. Voting Yea: Weitzel, Corken, Seagren, Scriven, Schuler, Yount and Madam Chair Whaley. Voting nay: None. Motion carried: 7-0.

PRELIMINARY AND FINAL PLAT APPROVAL
Lost 81 and 82 of Moller's Survey of Lands
865, 867, and 869 Raynor Road
Petitioners: Richard Rockwood and Linda Rockwood

Gary Gehlbach, representing the Petitioners, said this plat approval is to clear up a problem. He explained the location currently has Rich's business and two houses on one lot which makes it not sellable. He commented the petitioners need to break the lot out into separate lots to make it more marketable. He said the petitioners are asking for a recommendation for the plat approval and annexation agreement. He commented the zoning would be LM for the business, and R-1 for each of the houses.

Seagren asked if the houses are split by the lots and if they currently have separate driveways. Richard Rockwood said they do.

Motion was made by Seagren and seconded by Scriven to approve the Preliminary and Final Plats of Subdivision for Rockwood Addition, Lots 81 and 82 of Moller's Survey of Lands, commonly known as 865, 867 and 869 Raynor Road. Petitioners: Richard J. Rockwood and Linda L. Rockwood. Gehlbach at this time said he made an error with the address numbers and they should be changed to read 863, 865 and 867 Raynor Road. Motion was changed to reflect this change. Voting Yea: Weitzel, Corken, Seagren, Scriven, Schuler, Yount and Madam Chair Whaley. Voting Nay: None. Motion carried: 7-0.

PETITION FOR ANNEXATION
Lots 81 and 82 of Moller's Survey of Lands
Petitioners: Richard Rockwood and Linda Rockwood

Motion was made by Schuler and seconded by Corken to approve the petition for annexation of the re-plat of Moller's Survey of Lands, Lots 1, 2 and 3, and upon approval Lot 1 be zoned LM, Light Manufacturing District, Lots 2 and 3 be zoned R-1, Single Family Residential District. Petitioners: Richard J. Rockwood and Linda L. Rockwood. Voting Yea: Weitzel, Corken, Seagren, Scriven, Schuler, Yount and Madam Chair Whaley. Voting Nay: None. Motion carried: 7-0.

With no new or old business, meeting adjourned at 6:17pm.

Jane Haws, Secretary