

City of Dixon
Plan Commission
Council Chambers – City Hall
June 27, 2019 – 6:00 pm

The Dixon Plan Commission meeting was called to order by Chairperson Whaley on June 27, 2019 at 6:01 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll call - Commissioners present: Aurand, Ferguson, Gates, Scriven, Yount and Chairperson Whaley. Commissioners absent: Lawton, Seagren and Wiggins.
City of Dixon Staff present: Paul Shiaras, Joe Bay.

Chairperson Whaley introduced and welcomed Eric Ferguson to the Plan Commission.

Chairperson Whaley asked for changes or corrections to the minutes that were presented from the May 23, 2019 meeting. After hearing none, Commissioner Scriven motioned that the minutes be accepted as presented. Commissioner Aurand seconded the motion. All voted Yea, motion carried.

PETITION TO RE-ZONE & APPROVAL OF PLAT OF SUBDIVISION

Petition to rezone Parcels 1 and 2 of Countryside Plaza from B-2 General Business District to R-3 Moderate Density Multiple-Family and approve Preliminary and Final Plat of Subdivision
Petitioner: Fieldstone, Ltd.

Chair Whaley presented the information contained in the petition for rezone of Parcels 1 and 2 of Countryside Plaza from B-2 General Business District to R-3 Moderate Density Multiple-Family and approve final plat of subdivision. Craig Wilson and Don Wilson were present along with Attorney Dan Kapolnek. The plan is to subdivide into 4 separate lots. Attorney Kapolnek advised that notices were sent to all adjacent land owners and notice was published in the newspaper. Mr. Wilson explained that the apartments are large and roomier with nicer amenities and not intended to be lower income. Any income is welcome. He also explained that there would be two 8-unit complexes with 16 garages and that the rent would be \$750-\$800 per unit. The timeline is to complete in 5 months and construction will begin this year. They have a 5-year agreement for the lot to the East for potentially another 16 units.

Mike Digrazia owner of the car wash on Franklin Grove Road addressed the Commission with concerns of the entrance to the car wash. He advised that the road is unnamed but maintained. Building Official Shiaras advised that it is not an actual road. Mr. Digrazia stated that it is the only access to the car wash and Motorola. Member Gates inquired who maintains the road and is there another option for access to these businesses. Attorney Kapolnek advised that an easement exists over the lot and the sale would not impact the entrance for the businesses.

A motion was made by Member Ferguson and seconded by Member Scriven to approve the petition as presented. Voting Yea: Aurand, Ferguson, Gates, Scriven, Yount, and Chair Whaley. Voting Nay: None. Motion carried.

As there was no further business to discuss, Chairperson Whaley called for a motion to adjourn. A motion was made by Member Yount and seconded by Member Aurand to adjourn the meeting. Chairperson Whaley declared the meeting adjourned at 6:20pm.

Recorded by: Stephanie Terranova, Secretary