

City of Dixon
Plan Commission
Council Chambers – City Hall
October 22, 2020 – 6:00 pm

The Dixon Plan Commission meeting was called to order by Chairperson Whaley on October 22, 2020 at 6:00 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll call – Commission Members present: Ferguson, Gates, Lawton, Seagren, Wiggins, Yount, and Chairperson Whaley. Commission Members absent Aurand, Bishop. City of Dixon Staff present: Tim Shipman, Building Official.

Chairperson Whaley asked for changes or corrections to the minutes that were presented from the September 23, 2020 meeting. After hearing none, Member Wiggins motioned that the minutes be accepted as presented. Member Gates seconded the motion. All voted Yea, motion carried.

PETITION FOR SPECIAL USE

1387, 1389 N Galena Ave
Petitioner: Kreider Services Inc.

Chair Whaley presented the information contained in the petition and asked if there was anyone in the audience to represent the petition. Attorney Dan Kapolnek was present along with petitioner Jeff Stauter of Kreider Services.

The Public Hearing was called to order. Chair Whaley asked if there was anyone wishing to address the Commission. Attorney Kapolnek advised that he was representing Kreider Services. He stated that notices were given to the surrounding neighbors and notice appeared in the Telegraph. Jeff Stauter of Kreider Services informed the commission that Kreider was moving some parts of the organization to the Galena Avenue addresses. They want to have a community based public location. The building will house light assembly and offices for approximately 50 people.

A motion was made by Member Wiggins and seconded by Member Lawton to approve the petition as presented. Voting Yea: Ferguson, Gates, Lawton, Seagren, Yount, Wiggins and Chair Whaley. Voting Nay: None. Motion carried. Chair Whaley closed the Public Hearing.

**PETITION FOR APPROVAL OF PRELIMINARY AND FINAL PLATS
OF SUBDIVISION FOR SAUK VALLEY BANK PALMYRA SUBDIVISION FOR ADDRESSES
COMMONLY KNOWN AS 639, 641 AND 643 PALMYRA RD**

Petitioner: Wickert Properties, LLC

Chair Whaley presented the next petition and called the Public Hearing to Order. Attorney Kapolneck again introduced himself and advised that he represented Wickert Properties and had sent notice to adjacent landowners as well as putting notification in the Telegraph. He stated that they were looking to divide the currently two properties into three. There would be businesses on two of the lots and a residence on the third.

A motion was made by member Seagren and seconded by member Gates to approve the petition as presented. Voting Yea: Ferguson, Gates, Lawton, Seagren, Yount, Wiggins and Chair Whaley. Voting Nay: None. Motion carried and the Public Hearing was closed.

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 Wiggins to adjourn the meeting. Chairperson Whaley declared the meeting adjourned at 6:10 p.m.

Recorded by: Stephanie Terranova, Secretary