

**MORTON PLAN COMMISSION
MINUTES-OCTOBER 22, 2018**

The Plan Commission met on Monday, October 22, 2018, at the Freedom Hall, at 7:00 P.M., Acting Chairman Ritterbusch presiding. Present: Zobrist, Ritterbusch, Smock, Deweese, Knepp, and Fick. Absent: Ferrill, Westlake, and Keach. Also in attendance: Planning and Zoning Officer Roger Spangler and Attorney Pat McGrath.

Zobrist made a motion to approve Ritterbusch as Acting Chairman in the absence of Chairman Ferrill. Smock seconded the motion, followed by a vote to approve Ritterbusch as Acting Chairman.

Knepp	Yes	Ritterbusch	Yes
Fick	Yes	Zobrist	Yes
Smock	Yes	Deweese	Yes

Motion to approve Ritterbusch as acting Chairman: Approved

Zobrist made a motion to approve the minutes of the September 24, 2018 meeting. Knepp seconded them. With a voice roll call, they were unanimously approved.

Public Hearing(s):

Petition No. 18-09 SP: Subject property is located at 138 and 140 S. Main St., zoned B-2. Requested Special Use Permit will allow for mixed use. The Petitioner, William Derek Grimm expressed that he would like to build three apartments above the existing retail space at this location. The tentative start date for construction would be the spring of 2019. Planning and Zoning Officer Spangler noted there will be 3 parking spaces which meets the required parking needs. With no further discussion, a motion to approve was made by Fick. A second to approve was made by Smock, followed by a vote to approve.

Knepp	Yes	Ritterbusch	Yes
Fick	Yes	Deweese	Yes
Smock	Yes	Zobrist	Yes

Petition No. 18-09 SP: Approved

Petition No. 18-10 SP: Subject property is located at 4001 W. Jackson St., zoned I-2. Requested Special Use will allow for open air storage, automobile sales and the display of new or used automobiles. Dan Kniep stated that he would like to display autos and campers for sale at this location. Mr. Kniep also explained where the fence will be located. It will be an 8' metal privacy fence. Mr. Kniep also will be cleaning up the current property.

Keith Kohler from 105 Sycamore Ave. spoke from the public. Mr. Kohler expressed concerns about the location of the property line that the fence will be installed on. Mr. Kohler questioned the hours of operation in which Mr. Kniep stated the hours would be either 8 a.m. to 1 p.m. or 8

a.m. to 5 p.m.

Paul Cone from 103 Sycamore Ave spoke from the public. Mr. Cone also expressed concern that the fence be installed in the correct location, and that it will not be on his property. Mr. Cone had concerns over the condition of the fence over time. Mr. Cone was concerned that a metal fence will become rusted and not have a good appearance over time. Mr. Cone was concerned over the weed growth that could happen under the fence. Mr. Kniep stated he plans on being a good neighbor. With no further discussion, a motion to approve was made by Zobrist. A second to approve was made by Deweese, followed by a vote to approve.

Knepp	Yes	Ritterbusch	Yes
Fick	Yes	Zobrist	Yes
Smock	Yes	Deweese	Yes

Petition No. 18-10 SP: Approved

Other Business: None

Roger Spangler: Planning and Zoning Officer Spangler had nothing more to report.

With no further business, Knepp made a motion to adjourn; seconded by Zobrist, followed by a unanimous voice vote approval. The next regular meeting for the Plan Commission will be held on Monday, November 26, 2018 at 7:00 P.M.