

**MORTON PLAN COMMISSION
MINUTES-FEBRUARY 28, 2022**

The Plan Commission met on Monday, February 28, 2022, at 7:00 P.M., Chairman Keach presiding. Present: Geil, Knepp, Smock, Ritterbusch, Keach, Aupperle and DeWeese. Absent: Zobrist and Yordy. Also, in attendance: Zoning Officer Brad Marks, Trustee Craig Hilliard, and Attorney Pat McGrath.

Aupperle made a motion to approve the minutes from the October 25, 2021, meeting. Ritterbusch seconded the motion to approve. The October 25, 2021, minutes were unanimously approved by a voice vote.

Public Hearing(s):

Petition No. 22-01 ZA: A zoning amendment petition has been filed by The Village of Morton. The Village of Morton is proposing the following zoning changes for the described properties.

Parcel ID	Parcel Address	Proposed Zoning Change
06-06-21-101-001	320 N. First Ave.	B-1 to R-1
06-06-21-101-002	316 N. First Ave.	B-2 to R-1
06-06-21-101-003	312 N. First Ave.	B-2 to R-1
06-06-21-101-004	308 N. First Ave.	B-2 to R-1
06-06-21-106-001	228 N. First Ave.	B-2 to R-1
06-06-21-106-002	224 N. First Ave.	B-2 to R-1
06-06-21-106-003	220 N. First Ave.	B-2 to R-1
06-06-21-106-004	216 N. First Ave.	B-2 to B-1
06-06-21-106-005	212 N. First Ave.	B-2 to R-1
06-06-21-106-007	208 N. First Ave.	B-2 to R-1
06-06-21-106-008	125 E. Madison St.	B-2 to R-1
06-06-20-232-001	116 N. First Ave.	B-2 to R-1
06-06-20-232-031	112 N. First Ave.	B-2 to R-1
06-06-20-232-032	104 N. First Ave.	B-2 to R-1
06-06-20-231-008	109 N. First Ave.	B-2 to R-1
06-06-20-231-007	113 N. First Ave.	B-2 to R-1
06-06-20-231-006	117 N. First Ave.	B-2 to R-1
06-06-20-230-020	205 N. First Ave.	B-2 to B-1
06-06-20-230-017	209 N. First Ave.	B-2 to R-1
06-06-20-230-016	213 N. First Ave.	B-2 to R-1
06-06-20-230-015	217 N. First Ave.	B-2 to R-1
06-06-20-230-014	221 & 225 N. First Ave.	B-2 to B-1
06-06-20-230-013	229 N. First Ave.	B-2 to R-1
06-06-21-100-012	301 N. First Ave.	B-2 to R-1
06-06-21-100-011	300 N. Main St.	B-1 to R-1
06-06-21-100-002	313 N. First Ave.	B-2 to R-1

ZEO Marks presented the petition and Trustee Craig Hilliard also spoke as the petitioner for the Village of Morton. ZEO Marks and Trustee Hilliard gave a summary of the proposed zoning changes. There were two residents that spoke in opposition of the zoning changes. There were three residents that spoke in support of the zoning changes. After discussion from the board (see transcripts), a motion to approve as proposed with the amendment to change the zoning at 313 N. First Ave. from B-2 to B-1 was made by Ritterbusch. A second motion to approve was made by Aupperle. This was followed by a vote to approve.

Yes-Keach, Aupperle, Ritterbusch, Smock, Geil, DeWeese.
No-Knepp

APPROVED

Petition No. 22-02 SP: Subject properties are located at 641 and 651 Harding Rd. (P.I.N 06-06-16-201-007 and 06-06-196-201-006). A petition has been filed by Steve Lehman. Mr. Lehman is requesting a special use at these properties to allow for buildings to be thirty-nine feet (39') in height. Mr. Lehman presented the petition and stated the reasons in which he felt this special use would be a benefit to the community. There were two residents that spoke in opposition of the special use. There was also one resident that spoke in support of the special use. After discussion from the board (see transcripts), a motion to approve was made by DeWeese. A second motion to approve was made by Ritterbusch. This was followed by a vote to approve.

Yes-Knepp, Geil, Ritterbusch, Smock, DeWeese, Keach
No-None
Abstain-Aupperle

APPROVED

Petition No. 22-03 SP: Subject property is located at 700 S. Fourth Ave. (P.I.N 06-06-21-300-005). A petition has been filed by Maria Leman. Mrs. Leman is requesting a special use at this property to permit a private school. Mrs. Leman presented the petition and gave a summary of the intent to open a private school that would be kindergarten through sixth grade. With no discussion from the board, a motion to approve the special use was made by Aupperle. A second motion to approve was made by Smock. This was followed by a vote to approve.

Yes-Keach, Ritterbusch, Smock, Geil, DeWeese, Aupperle, Knepp
No-None

APPROVED

AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-15-12 OF THE MORTON MUNICIPAL CODE REGARDING THE MIXED-USE OVERLAY DISTRICT MAP. ZEO Marks presented the ordinance stating that the change in the map is reflective to the zoning changes that are being proposed in Petition No. 22-01 ZA. After discussion from the board, a motion to approve was made by Aupperle. A second motion to approve was made by Geil. This was followed by a vote to approve.

Yes-Ritterbusch, Smock, Geil, DeWeese, Keach, Knepp, Aupperle
No-None

APPROVED

Other Business:

None

Brad Marks: ZEO Marks stated that all the map updates are complete and can be found on The Village of Morton website.

With no further business, Smock made a motion to adjourn. A second motion to adjourn was made by Aupperle. With a voice roll call, there was a unanimous approval to adjourn.