

**MORTON PLAN COMMISSION  
MINUTES-OCTOBER 25, 2021**

The Plan Commission met on Monday, October 25, 2021, at 7:00 P.M., Chairman Keach presiding. Present: Geil, Knepp, Smock, Ritterbusch, Keach, Zobrist, and Aupperle. Absent: Yordy and Dewese. Also, in attendance: Zoning Officer Brad Marks, Trustee Craig Hilliard, and Attorney Pat McGrath.

Knepp made a motion to approve the minutes from the July 26, 2021, meeting. Aupperle seconded the motion to approve. The July 26, 2021, minutes were unanimously approved by a voice vote.

**Public Hearing(s):**

**Petition No. 21-04 SP:** Subject property is located at 1989 North Morton Ave. A petition has been filed by Michelle Peterson. Mrs. Peterson is requesting a special use at this property to permit a Day Care Center. Mrs. Peterson spoke as the petitioner and gave a brief description of how this location will be used. There was also explanation on parking and traffic flow. There was one resident that spoke in favor of the special use. After discussion from the board members (see transcripts), a motion to approve was made by Knepp. A second motion to approve was made by Zobrist. This was followed by a vote to approve.

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

**APPROVED**

**Petition No. 21-05 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.

<b>Parcel ID</b>	<b>Parcel Address</b>	<b>Proposed Zoning Change</b>
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 R-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 R-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 R-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

Brad Marks spoke as the petitioner for the Village of Morton. ZEO Marks gave a summary of why the Village is proposing these zoning changes. There were three property owners that spoke in opposition to the zoning change on their property. After discussion from the board (see transcripts), a motion to approve was made by Knepp. A second motion to approve was made by Aupperle. This was followed by a vote to approve.

Yes-None

No-Knepp, Geil, Ritterbusch, Smock, Aupperle, Zobrist, and Keach

#### **NOT APPROVED**

**AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-15-12 OF THE MORTON MUNICIPAL CODE REGARDING THE MIXED-USE OVERLAY DISTRICT MAP.** ZEO Marks explained that the proposed changes to the Mixed-Use Overlay District Map was to coincide with the proposed zoning changes with Petition No. 21-05 ZA. After brief discussion from the board (see transcripts), 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-None

No-Keach, Ritterbusch, Smock, Geil, Zobrist, Aupperle and Knepp

#### **NOT APPROVED**

**STEVE LEHMAN IS PROPOSING A PLANNED RESIDENTIAL DEVELOPMENT LOCATED AT SEC 16 T25N R3W MAIN STREET BUSINESS PARK LOT 6 NE ¼ 5.00 ACRES (PIN # 06-06-16-201-006). THE PROPOSED PLANNED RESIDENTIAL DEVELOPMENT CONSISTS OF 37 TOWNHOMES.** Mr. Lehman spoke as the petitioner and provided an overview of the proposed Planned Residential Development. There was much discussion amongst the board members, Attorney McGrath, Trustee Craig Hilliard, and Zoning Officer Marks (see transcripts). A motion to continue this petition to the next meeting was made by Ritterbusch. A second motion to continue this petition to the next meeting was made by Zobrist. This was followed by a vote to continue to the next meeting.

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

**AN ORDINANCE MAKING AMENDMENTS CLARIFYING THE DEFENITION OF DRIVE-IN TO INCLUDE DRIVE-THROUGH RESTAURANTS TO TITLE 10 OF THE MORTON MUNICIPAL CODE.** ZEO Marks explained that the proposed changes in the ordinance are only to clarify the intent of allowing drive throughs along with drive-in restaurants. With little discussion from the board (see transcripts). A motion to approve was made by Ritterbusch. A second motion to approve was made by Aupperle. This was followed by a vote to approve.

Yes-Smock, Geil, Zobrist, Aupperle, Keach, Knepp and Ritterbusch  
No-None

**Other Business:**

None

**Brad Marks:**

None

With no further business, Zobrist 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.