

MORTON PLAN COMMISSION
MINUTES-MARCH 28, 2022

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

Yordy made a motion to approve the minutes from the February 28, 2022, meeting. Zobrist seconded the motion to approve. The February 28, 2022, minutes were unanimously approved by a voice vote.

Public Hearing(s):

Petition No. 22-04 SP: Subject property is located at 1075 W. Jackson St. (P.I.N 06-06-17-100-048). A petition has been filed by U-Haul. U-Haul is requesting a special use at this property to permit the outdoor storage and display of U-Haul rental trucks and trailers only. The rental trucks and trailers will be located in the indicated area on the submitted site plan labeled “Proposed U-Haul Equipment Shunting.” Aaron Freeman the Vice President of U-Haul spoke as the petitioner. Mr. Freeman gave an overview of how the property will be utilized. There was discussion about the shunting area as the only part of the current parking lot as being allowed to store trailers and trucks. Tom Stanesa spoke from the public in support of the project. A motion to approve the requested special use as it is stated was made by Zobrist. A second motion to approve was made by Yordy. This was followed by a vote to approve.

Yes-Keach, Aupperle, Zobrist, Yordy.
No-Ritterbusch

APPROVED

Petition No. 22-05 SP: Subject property is identified by the following P.I. N’s 06-06-18-400-024, 06-06-18-400-025, 06-06-18-400-013. A petition has been filed by Precision Planting, LLC. Precision Planting LLC is requesting a special use at these properties to permit a building height to not exceed forty-seven (47’) feet in height. Steve Kerr from Mohr and Kerr Engineering and Kyle Schott from Ryan Companies spoke on behalf of the petitioner. Mr. Kerr and Mr. Schott stated that the interior racking height is the reason that the building will need to be forty-seven (47’) feet in height. After discussion from the board, a motion to approve was made by Ritterbusch. A second motion to approve was made by Zobrist. This was followed by a vote to approve.

Yes-Ritterbusch, Aupperle, Zobrist, Yordy, Keach.
No-None

APPROVED

Other Business:

PRELIMINARY / FINAL PLAT OF PRECISION PLANTING SUBDIVISION. ZEO

Marks presented the Plats and stated that they have been reviewed by staff internally and appear to meet all required information. After little discussion, a motion to approve was made by Yordy. A second motion to approve was made by Zobrist. This was followed by a vote to approve.

Yes-Keach, Ritterbusch, Zobrist, Yordy, Aupperle.

No-None

APPROVED

Brad Marks: Nothing

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