

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, JUNE 6, 2022
FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE TO THE FLAG**
- IV. PUBLIC HEARING**
- V. PRESENTATIONS AND SPECIAL REPORTS**
- VI. PUBLIC COMMENT**
 - A. Public Comments
 - B. Requests for Removal of Items from the Consent Agenda
- VII. CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. Regular Meeting – May 16, 2022
 - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
 - A. Household Hazardous Waste Collection Event by GFL Environmental Inc. and for Morton residents only on June 11, 2022 from 8am to 3pm at 250 W. Courtland St. (School Bus Lot). Enter W. Courtland St. from Veterans Rd.
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
- XII. CHIEF OF POLICE**
 - A. Approval for purchase of three (3) Ford Explorers at State bid price of \$36,485 from Morrow Brothers Ford, Inc.
- XIII. CORPORATION COUNSEL**
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
 - A. Acceptance of customer billing charge from Ameren Illinois in the amount of \$32,734.88 to remove and relocate the overhead electrical at 445 E. Birchwood St. (future gas & water building site).
- XVI. ZONING AND CODE ENFORCEMENT OFFICER**
 - A. Petition No. 22-06 ZA SP
- XVII. VILLAGE TRUSTEES**
 - A. Trustee Blunier
 - B. Trustee Hilliard
 - C. Trustee Leitch
 - D. Trustee Menold
 - E. Trustee Newman
 - F. Trustee Parrott
- XVIII. CLOSED SESSIONS**
- XIX. CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS**
- XXIII. ADJOURNMENT**

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., May 16, 2022**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. Clerk Evans called the roll and found the following Trustees present: Hilliard, Leitch, Menold, Parrott – 4.

PUBLIC HEARING – A public hearing was held for Case No. 22-03. Steve Kerr spoke on behalf of Mohr & Kerr Engineering regarding this case. ZCO Marks elaborated on some of the aspects before a motion to approve the case was made by Trustee Hilliard and seconded by Trustee Leitch. The case was approved by the following roll call vote:

Yes: Hilliard, Leitch, Menold, Parrott – 4.
No: None – 0.
Absent: Blunier, Newman – 2.

PRESENTATIONS – Chief Miller presented several Police Officer awards and one to a citizen.

PUBLIC COMMENT – None.

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – May 2, 2022
- B. Approval of Bills

Trustee Menold moved to approve the Consent Agenda. Motion was seconded by Trustee Parrott and approved with the following roll call vote:

Yes: Hilliard, Leitch, Menold, Parrott – 4.
No: None – 0.
Absent: Blunier, Newman – 2.

VILLAGE PRESIDENT – None.

VILLAGE CLERK – None.

VILLAGE ADMINISTRATOR – Administrator Smick presented an additional Spring Tourism Grant Recommendation for the Tri-County Tennis Tournament sponsored by the Morton High School Boys Tennis Team. Trustee Parrott motioned to approve the grant and Trustee Leitch seconded the motion. The grant was approved by the following roll call vote:

Yes: Hilliard, Leitch, Menold, Parrott – 4.
No: None – 0.
Absent: Blunier, Newman – 2.

CHIEF OF POLICE – None.

CORPORATION COUNSEL – None.

DIRECTOR OF FIRE AND EMERGENCY SERVICES – None.

DIRECTOR OF PUBLIC WORKS – None.

ZONING AND CODE ENFORCEMENT OFFICER – None.

VILLAGE TRUSTEES

Trustee Blunier – None.

Trustee Hilliard -None.

Trustee Leitch -None.

Trustee Menold – None.

Trustee Newman – None.

Trustee Parrott – None.

CLOSED SESSION – None.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS – None.

ADJOURNMENT

With no further business to come before the Board, Trustee Hilliard moved to adjourn. The motion was seconded by Trustee Leitch and followed by a unanimous voice vote of all present board members.

ATTEST:

PRESIDENT

VILLAGE CLERK

Morton Household Hazardous Waste Collection June 11, 2022

Where: 250 W. Courtland St. (School bus storage lot)

When: June 11, 2022 from 8:00AM – 3:00PM

- The household hazardous waste collection event is offered for **Morton residents ONLY**.
- Participants will be required to show a driver's license or identification card with a Morton address to be admitted.
- Courtland St. will be closed to thru traffic. Waste collection traffic only will be permitted. Residents must enter Courtland St. from Veterans Rd. to access the waste collection site.
- A list of the items being accepted for collection is below.

Morton HHW 2022 Acceptable Items

Oil based and latex paints & stains
Gasoline
Oil & used oil
Antifreeze
Paint thinners & degreasers
Household cleaners
Aerosols
Pesticides
Herbicides
Pool chemicals
Adhesives
Batteries (alkaline, lead acid, NiCD, lithium ion)
Light bulbs
Electronics
Pharmaceuticals (NO SHARPS/NEEDLES)



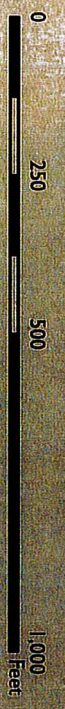
W. Courtland Street
Open to
Hazardous Waste Drop Only

W. Courtland Street

Veterans Road

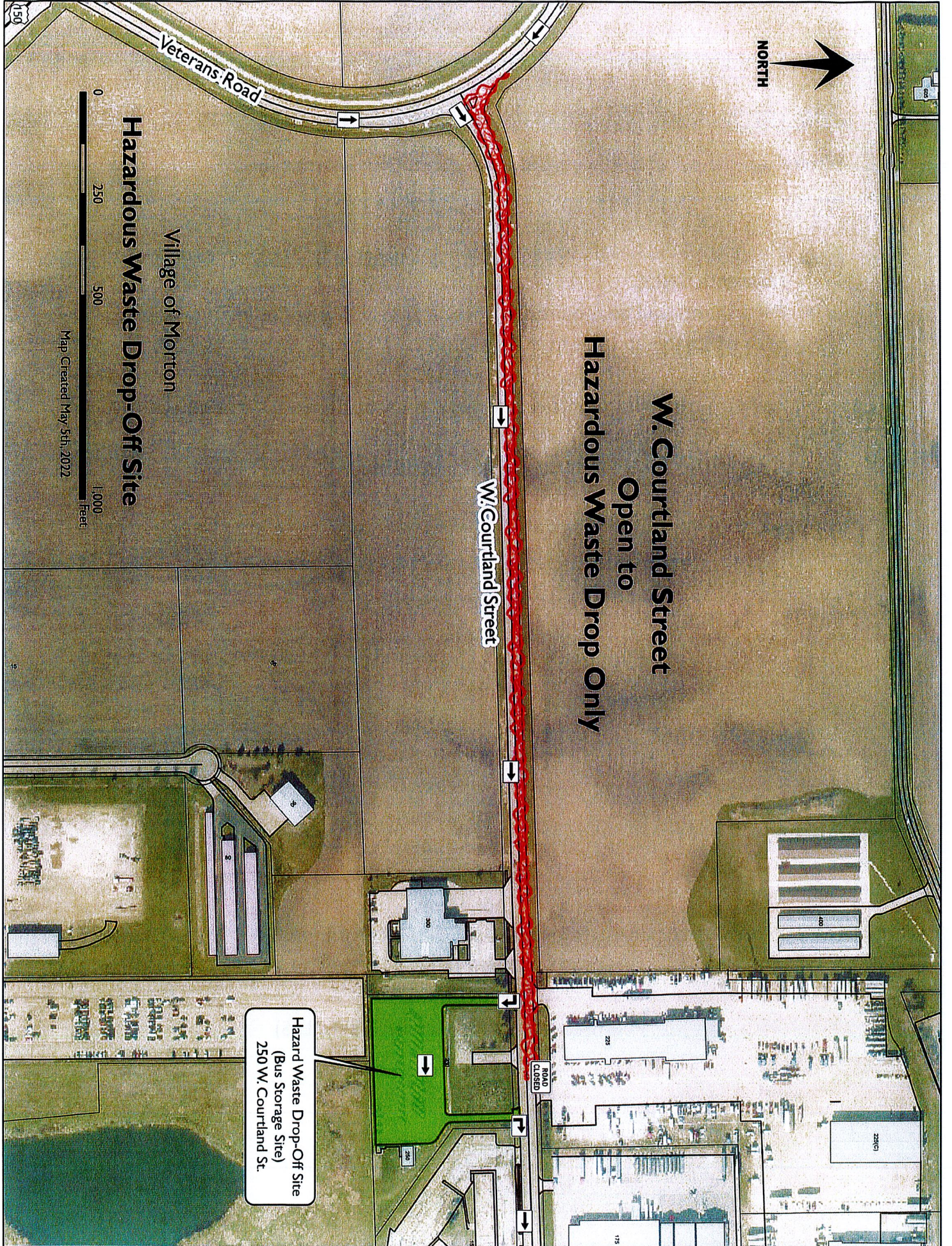
Hazardous Waste Drop-Off Site

Village of Morton



Map Created May 5th, 2022

Hazard Waste Drop-Off Site
(Bus Storage Site)
250 W. Courtland St.



MORTON POLICE DEPARTMENT

375 WEST BIRCHWOOD STREET
MORTON, ILLINOIS 61550-2494

PHONE (309) 266-6666
FAX (309) 263-0321

DEPUTY CHIEF
Shawn M. Darche

SERGEANTS
Jared A. Boyer
Steven W. Brock
Michael D. Foster
Jonathan M. Johnson
Terry P. Smith, Jr.

JASON R. MILLER, Chief of Police

2-Jun-22

Price Quotes for 2022 Police Vehicles

Dealership	2018 Price	2019 Price	2020 Price	2021 Price	2022 Price
State of Illinois Bid Morrow Brothers' Ford-Greenfield	\$28490 (SUV)	No Bid (SUV)	\$33770 (SUV)	\$34455 (SUV)	\$36485 (Suv)
Mike Murphy Ford-Morton	Can Not Compete	Can Not Compete	Can Not Compete	Can Not Compete	Can Not Compete
State of Illinois Bid Thomas Dodge -Highland, IN.	N/A	N/A	\$28297 (SUV)	\$34367 (SUV)	\$34367(SUV) No Stock

Bid awarded to Morrow Brothers' Ford in 2022 (State Bid) SUV x 2

Ford Warranty-- Standard 5 Years 100,000 miles No Deductible

Dodge Warranty 5 years or 100,000 Mile Power Train Warranty





Village of Morton
120 N Main St PO Box 28
Morton, IL 61550

Thursday, June 02, 2022

*****THIS IS NOT A BILL*****

Service Address: 445 E Birchwood St
Morton, IL 61550

Work Request Number: 9NOR187589

Dear Customer,

Thank you for recently contacting Ameren Illinois concerning Electric facilities at the above address. This letter is to inform you of the customer billing charge that will apply for the work being requested. Below is a description of the work being performed and the customer billing charges that are applicable.

The total customer billing charge of your Non-Residential Electric Relocation project is \$32,734.88.

The total customer billing charge must be paid prior to start of construction. Please contact me within the 90 days if you want to approve the customer billing charge and move forward with construction. Once you approve the customer billing charge, a formal bill will be sent to you along with payment instructions.

Any modifications in the scope of your project would require a redesign and could affect the customer billing charge.

The customer billing charge quoted above is valid for 90 days from the date on this letter. After 90 days the customer billing charge would need to be recalculated.

If you have any questions or concerns about the project please contact me at the phone number listed below or via e-mail at JAdlington@ameren.com.

Thank you for your business. We look forward to serving you again in the future.

Sincerely,

John Adlington
Ameren Illinois
309-369-9203

Ameren Illinois
300 Liberty St.
Peoria, IL 61602

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number: 22-06ZA-SP Date: 05/02/22

1. Legal Description: SEC 20 T25N T3W DETROIT PARKWAY DEV SEC 2 LOT 11 (EXC TRACT 11-A) NW 1/4 1.21 AC

Street Address: 120 Detroit Pkwy, Morton, IL 61550

2. Area of subject property: _____ sq. ft. or 1.2100 Ac.

3. Present land use: Vacant.

Proposed land use or special use: Light fabricating and processing of wood skids and crates. Special use for outdoor storage of dumpster and trailer(s).

Requested zoning change: from B-3 District to I-1 District

4. Surrounding zoning districts:
North B-3/I-2 East I-2 South B-3/I-1 West B-3

5. Subject property is owned by:
Name: Hambrick Commercial Properties LLC
Address: 120 Detroit Pkwy, Morton, IL 61550

(If subject property is owned by a trustee, a written statement must be furnished by the trustee, disclosing the names of all beneficial owners. A change in any of the beneficial owners during the amendment/special use process must be disclosed immediately.)

6. A list of names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition) will be provided by the Village of Morton and attached hereto.

7. A statement is attached hereto, indicating why, in our opinion, the amendment or special use requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment or special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

8. Additional exhibits submitted by the petitioner:

9. Petitioners' Signature:

Name: Hambrick Commercial Properties, LLC

Address: 120 Detroit Pkwy, Morton, IL 61550

Phone No.: (309) 573-8080

Email Address: rhambrick@hambrickcompanies.com

Signature:

<i>Robert D. Hambrick</i>	dotloop verified 05/02/22 3:49 PM CDT XYL4-UATZ-49H-0WEL
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Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Signature: _____

Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Signature: _____

The amendment and special use requested is necessary for the preservation and enjoyment of substantial property rights because 120 Detroit Pkwy, Morton, IL 61550 (the "Property") has been vacant prior to and since petitioner has owned the premises beginning on September 29, 2021.

Petitioner has been trying to sell and/or lease the Property since December 12, 2021, and desires to lease the Property to GIVSCO Construction ("GIVSCO") for the purpose of light fabricating and processing of wood skids and crates for Caterpillar, including outdoor storage of a dumpster and trailer(s). Unless the Property is reclassified from a B-3 Highway and Service Commercial District to an I-1 Restricted Industrial District, GIVSCO will not lease the Property and the Property will diminish in value if the petition is denied.

Such amendment and special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof because it conforms with the surrounding existing zoning and uses in the vicinity and would not inflict any injury on property in the vicinity, and is consistent with the trend of development in the immediate use of the area.

Specifically, petitioner believes that the property immediately adjacent to the east of this Property is zoned I-2 and at the present time is vacant.

Petitioner believes that the properties immediately adjacent to the north are zoned I-2 and B-3. Petitioner believes that the property zoned I-2 is vacant at the present time and that the property zoned B-3 at the present time is occupied and being used as the transportation company We Care.

Petitioner believes that the property immediately adjacent to the west is zoned B-3 and at the present time is occupied by several businesses, including an automobile dealership Mike Murphy Auto Annex, a license and title company Norma's Fast License Service, an automobile detailer Showroom Ready-Auto and Detail, and a heating and air conditioning company Garber Heating & Air Conditioning.

Petitioner believes that the properties immediately adjacent to the south are zoned I-1 and B-3. Petitioner believes that the property zoned I-1 is vacant at the present time, and that the property zoned B-3 is occupied and being used by businesses providing massage therapy, hail repair, and storage services.

The rezoning of the Property is in conformity with the I-2 and I-1 uses surrounding the Property and will not diminish any nearby property values. Further, the Property is suitable for the permitted uses in the I-1 District and the community will benefit by bringing another business, GIVSCO, to Morton that supports one of Morton's largest businesses, Caterpillar.

If the rezoning is granted, allowing the outdoor storage of a dumpster and trailer(s) on the Property would be consistent with the special uses allowed, if required.



Zoning Districts

Morton, Illinois

120 Detroit Parkway

06-06-20-100-030



 Building


 Parcel

 Parcels of Interest

 Park

 B-3 Highway and Service Commercial District

 I-1 Restricted Industrial District

 I-2 General Industrial District

 R-1 One-Family/Planned Residential Development District

AGENDA
PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, MAY 23, 2022
FREEDOM HALL, 349 W. BIRCHWOOD ST., MORTON, ILLINOIS

I. Call to Order / Roll Call

II. Approval of Minutes

Regular Meeting – March 28, 2022

III. Public Hearing(s):

Petition No. 22-06 ZA / SP: Subject property is located at 120 Detroit Parkway. A petition has been filed requesting a zoning change from B-3 to I-1 with a Special Use to allow open air storage.

IV. Other Business:

V. Brad Marks:

VI. Adjourn

MORTON PLAN COMMISSION
MINUTES-MAY 23, 2022

The Plan Commission met on Monday, May 23, 2022, at 7:00 P.M., Chairman Keach presiding. Present: Geil, Knepp, Ritterbusch, Keach, Zobrist, and Aupperle. Absent: Yordy and DeWeese. Also, in attendance: Zoning Officer Brad Marks, Trustee Craig Hilliard, and Attorney Pat McGrath.

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

Public Hearing(s):

Petition No. 22-06 ZA / SP: Subject property is located at 120 Detroit Parkway. A petition has been filed requesting a zoning change from B-3 to I-1 with a Special Use to allow open air storage. Derek Schryer, an attorney with Davis & Campbell L.L.C of Peoria, spoke as a representative of Hambrick Commercial Properties. Mr. Schryer gave an overview of the involvement of Bobby Hambrick in Central Illinois. Mr. Schryer also gave an overview of the intent of the use of this property by GIVSCO Construction. Justin Ellis from GIVSCO Construction gave a summary of the operations that will take place and answered questions from the Plan Commission (see transcripts). After discussion, a motion to approve the zoning amendment and special use as presented was made by Aupperle. A second motion to approve was made by Knepp. This was followed by a vote to approve.

Yes-Keach, Knepp, Aupperle, Ritterbusch, Geil.
No-Zobrist

APPROVED

Other Business:

None

Brad Marks:

Nothing

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

<p style="text-align: right;">Page 1</p> <p>1 PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS</p> <p>2 DATE: March 28, 2022</p> <p>3 TIME: 7:15 p.m.</p> <p>4 PLACE: Freedom Hall 349 West Birchwood Morton, Illinois 61550</p> <p>5</p> <p>6 COMMISSION MEMBERS PRESENT:</p> <p>7 Mr. Gerald Ritterbusch Mr. Jeff Keach 8 Ms. Kara Knepp Mr. Nate Geil 9 Mr. Bill Aupperle Mr. Phil Zobrist 10 Mr. Pat McGrath Mr. Brad Marks 11 Mr. Craig Hilliard</p> <p>12 MR. KEACH: Okay. It's seven o'clock. This 13 is the Plan Commission of the Village of Morton, the 14 Monday, May 23rd, 2022, meeting. And, Mr. Marks, will 15 you call roll.</p> <p>16 MR. MARKS: Yes. Geil.</p> <p>17 MR. GEIL: Here.</p> <p>18 MR. MARKS: Knepp.</p> <p>19 MS. KNEPP: Here.</p> <p>20 MR. MARKS: Ritterbusch.</p> <p>21 MR. RITTERBUSCH: Here.</p> <p>22 MR. MARKS: Keach.</p> <p>23 MR. KEACH: Here.</p>	<p style="text-align: right;">Page 3</p> <p>1 person wishing to make a comment to the planning 2 commission will be afforded the opportunity to do so 3 and will give their testimony under oath or 4 affirmation. At the conclusion of the public hearing, 5 the Planning Commission will take a recommendation to 6 the village board. The Planning Commission makes 7 recommendations only. The Village Board is 8 responsible for taking final action on these matters.</p> <p>9 MR. KEACH: Thank you. So the first and 10 only item on the public hearing today is Petition 11 No. 22-06 ZA/SP. Subject property is located at 120 12 Detroit Parkway. Petition has been filed requesting a 13 zoning change from B-3 to I-1 with a special use to 14 allow open air storage.</p> <p>15 Is there anybody here from the petitioner 16 who would like to make a presentation? You need to be 17 sworn in with the secretary here.</p> <p>18 (Witness sworn.)</p> <p>19 MR. KEACH: Please state your name and your 20 address.</p> <p>21 MR. SCHRVER: Sure. Derek Schryer. I'm an 22 attorney with Davis and Campbell, LLC, in Peoria, 401 23 Main Street, Suite 1600, Peoria, Illinois. I</p>
<p style="text-align: right;">Page 2</p> <p>1 MR. MARKS: Zobrist.</p> <p>2 MR. ZOBRIST: Here.</p> <p>3 MR. MARKS: Aupperle.</p> <p>4 MR. AUPPERLE: Here.</p> <p>5 MR. MARKS: Yordy.</p> <p>6 (No response.)</p> <p>7 MR. MARKS: Absent. DeWeese.</p> <p>8 (No response.)</p> <p>9 MR. MARKS: Absent. We have a quorum.</p> <p>10 MR. KEACH: Okay. So any comments about the 11 minutes from the last meeting? If not, I'll entertain 12 a motion to approve.</p> <p>13 MR. AUPPERLE: So moved.</p> <p>14 MR. ZOBRIST: Second.</p> <p>15 MR. MARKS: All in favor say aye.</p> <p>16 ALL IN UNISON: Aye.</p> <p>17 MR. MARKS: Opposed. Approved.</p> <p>18 MR. KEACH: Okay. Tonight we have one 19 public hearing, and before we have our public hearing, 20 I'm going to let our counsel, Mr. Pat McGrath, give us 21 some information about what that means.</p> <p>22 MR. McGRATH: Thank you. Public hearing is 23 being held tonight pursuant to published notice. Any</p>	<p style="text-align: right;">Page 4</p> <p>1 represent the petitioner, Hambrick Commercial 2 Properties, LLC. Hambrick Commercial Properties, LLC, 3 has been an investor in Morton for several years now. 4 Its sole member is Bobby Hambrick, who was the founder 5 of AutonomouStuff. Over the course of the past six 6 years or so, Mr. Hambrick has built his business, 7 AutonomouStuff, ultimately culminating in the sale of 8 it to Hexagon. AutonomouStuff has locations 9 throughout Morton, primarily on Erie Avenue but also a 10 facility on Flint Avenue.</p> <p>11 Mr. Hambrick most recently developed a 12 property at 117 Jefferson Street, and only in 13 September acquired the subject property to this 14 petition. Mr. Hambrick was originally born in East 15 Peoria, has lived in the area for a number of years, 16 and now splits time between here and Florida, but he 17 is committed to Central Illinois and really wants to 18 see the Morton Community thrive.</p> <p>19 And it was with this he identified the 20 subject property as a potential investment opportunity 21 and a redevelopment opportunity for the village, and 22 he is proud to identify GIVSCO Construction, and 23 Justin Ellis is here also to provide testimony about</p>

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1 the proposed use.

2 What is under consideration between Hambrick

3 Commercial Properties and GIVSCO Construction is a

4 lease with the potential -- it's, I think, right now a

5 one-year lease, but it's a potential for a very

6 long-term relationship and possibly GIVSCO ultimately

7 acquiring the property from Hambrick Commercial

8 Properties.

9 We feel that the proposed rezoning request

10 from B-3 to I-1 fits the character of this portion of

11 the village. As you can see from the exhibit on the

12 screen, the surrounding areas to the east are in the

13 I-1 or I-2 zoning classification, and the rezoning of

14 this parcel to an I-1 as requested would be consistent

15 with the overall development plan for this area.

16 Additionally, the request for a special use

17 for outdoor storage is consistent with the current use

18 of many of the properties surrounding that area, and

19 we do not think it would negatively impact any

20 adjoining property owners.

21 Specific questions about the proposed use of

22 the property I will defer to Mr. Ellis, and he can

23 describe what GIVSCO Construction's plans are and what

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1 they plan to be producing at the property.

2 The primary customer for this business

3 venture would be Caterpillar, which will support Cat's

4 operations throughout the area, including its Morton

5 facility. With that, before I turn it over to

6 Mr. Ellis, I will entertain any questions from the

7 commissioners.

8 MR. KEACH: Any questions from anybody?

9 MR. HILLIARD: I guess I am curious on how

10 frequently you're going to have deliveries there and

11 the deliveries and pickups; the product being

12 delivered and the finished product being picked up.

13 And I'm also curious if there is any intention of

14 having the product stored outside, whether it's the

15 material to make the pallet or the finished pallet.

16 MR. SCHRAYER: I will defer answering that

17 question to Mr. Ellis just because he would have far

18 -- he would be in a far better position to answer

19 that.

20 MR. HILLIARD: Understood.

21 MR. ZOBRIST: If I can ask, probably the

22 village, as far as the property itself in regards to

23 the building as it sits now, if it did get changed to

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1 I-2, are we meeting requirements in the I-2 as far as

2 truck access, parking, delivery setbacks, things like

3 that?

4 MR. MARKS: So to answer your question, so

5 this would be I-1. In the I-1 -- so this building

6 meets the B-3 setbacks, which would be 45 feet in the

7 front, and the side, I believe, is 10 feet now on the

8 west. So if that goes to I-1, it will be

9 nonconforming on setbacks.

10 MR. ZOBRIST: What is the I-1 side yard?

11 MR. MARKS: 60 feet in the front and 40 feet

12 in the side. So it was clear that this was built

13 under B-3 criteria at the time, so if this does get

14 rezoned to I-1, it would then become an existing

15 nonconforming building.

16 Now, as far as like deliveries, pickups, I

17 think that was your question, I mean, that would go

18 through like site plan review. So if it becomes

19 manufacturing, that indicates there's going to be

20 deliveries, maybe semis. They would have to prove or

21 show how they're going to accommodate that, how trucks

22 are going to get in and out, ingress/egress.

23 MR. ZOBRIST: So, I guess, for clarification

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1 for myself, if the zoning was approved and changed,

2 they still have to do a site plan review?

3 MR. MARKS: Yes.

4 MR. ZOBRIST: So you could require parking

5 improvements or delivery driving or whatever if we

6 found that it did not suffice.

7 MR. MARKS: Yes.

8 MR. ZOBRIST: Okay.

9 MR. KEACH: I've got some questions for you

10 too, Brad, but I think maybe I'll let them --

11 MR. MARKS: Okay.

12 MR. KEACH: I think let's let them go ahead

13 and finish their presentation --

14 MR. MARKS: Sure.

15 MR. KEACH: -- and then have further

16 discussion about this. I'd like to hear -- go ahead

17 and finish.

18 MR. SCHRAYER: Well, I will now turn it over

19 to Mr. Ellis to give his presentation of GIVSCO's

20 vision for the property.

21 (Witness sworn.)

22 MR. ELLIS: Hello. I'm Justin Ellis with

23 GIVSCO Construction. Just to kind of get into what we

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1 do there with the skids or pallets for Caterpillar.
 2 They're all wood products. They vary in size and
 3 dimension and uses. Some of them can be as big as
 4 this podium, and then others can be almost 12-foot
 5 long, 10-foot wide, and about 8-foot fall.
 6 Most of them -- we make them specifically
 7 for different items for Caterpillar with
 8 transmissions, catalytic converters, some things we
 9 don't even know what they -- axles, some things we
 10 don't even know what they're for. We have specific
 11 specs that we meet.
 12 Everything is heat treated so it can be
 13 shipped overseas. So it's a process that we get
 14 certified, and we have a process of sorting lumber to
 15 make sure it's all heat treated so there's no bug
 16 infestation, no mold growth; so it's kind of a clean
 17 process when it comes to wood processing.
 18 Most of our kind of -- just to kind of give
 19 you a brief description of what we do and maybe answer
 20 some of the questions too, we have bulk lumber that
 21 comes in on semis. So it comes in, and we have a plan
 22 to get it on site. Mr. Braker with Garber Heating and
 23 Cooling, we -- we're partners in construction, so we

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1 know each other from 20 years ago. He actually did my
 2 geothermal at my house, so we know each other. I
 3 called him up, and we made arrangements to be able to
 4 use part of his property to make that turn.
 5 The building and the site are very tight
 6 there to get a large truck in there, but with his
 7 help, we're able to make that turn and exit the
 8 property without any problems. As it -- so how we
 9 would see the shipments coming in would be on a
 10 flatbed. We'd bring them into the lot on our side,
 11 unload them with a forklift, and then put them inside
 12 the building.
 13 Right now, we have a facility that's about
 14 11,000 square foot. This new one, warehouse area, I
 15 think we have close to 15,000 square foot, so we
 16 actually have more space, which is really good for us,
 17 so the plan is to bring everything in.
 18 Would there be product outside? Yes, there
 19 is that possibility. A lot of times we bring in
 20 trucks and unload the trucks, stage that material
 21 for -- it's not more than maybe four hours, and then
 22 it's brought inside the building. That's a way to get
 23 the truck unloaded as quick as we can, get it on its

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1 way, and then we bring the material inside.
 2 There are -- there could be times where we
 3 bring some of our skids outside, but, again, that's to
 4 get it staged for shipping out, and it's not a -- you
 5 know, it's usually -- we usually ship out ourselves on
 6 like a 26-foot trailer with a, you know,
 7 three-quarter-ton truck, not a semi. So we make quick
 8 trips, and a lot of times, we have two or three trips
 9 going to, you know, Caterpillar a day; so there is a
 10 lot of ins and outs with our trucks, but it's a mobile
 11 truck.
 12 I'm trying to think of some of your other
 13 questions that you had that I didn't already address.
 14 MR. HILLIARD: I'm curious on staffing, how
 15 many staffing you would have there, if there would be
 16 different shifts, and what would be the largest shift
 17 that you would have, the number. I'm looking at
 18 parking.
 19 MR. ELLIS: Yep. So we -- the max we
 20 have -- or have had is maybe seven, typically it's
 21 about five. That might ramp up. A lot of you guys
 22 know Caterpillar; sometimes lines get shut down and
 23 turned back on.

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1 We usually -- we work usually 6:00 to 2:30;
 2 however, there are times where we work later and a few
 3 times we work on Saturday and a few on Sunday. It's
 4 not often. It's maybe five times over the last three
 5 years, so very little of that.
 6 MR. AUPPERLE: All the construction
 7 operations and the pallets happen inside, though?
 8 MR. ELLIS: Correct. However, I will say
 9 this, there are some large ones that we do. So we
 10 preassemble the walls and the base, we bring them
 11 outside, and, since they are big, right now they can't
 12 fit outside the door; so we have to build those, which
 13 they're a pretty good size. So they look like a
 14 Menards shed basically out of brand new plywood, and
 15 they'll sit out maybe for a day until we get it loaded
 16 and out of there.
 17 MR. HILLIARD: You heat treat that inside
 18 that building?
 19 MR. ELLIS: We do not. How the process is,
 20 we bring in lumber, and we actually have to sort the
 21 lumber and make sure it has a heat treat stamp on it
 22 already. We log every piece, and then we log every
 23 piece that gets cut up and put into a skid. So we

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1 don't do any heat treatment. After we confirm that
 2 everything was heat treated and stamped, we put our
 3 own stamp that goes over the whole assembled product,
 4 and then we log it. And with our stamp, it's saying
 5 the whole thing is heat treated, so we do not heat
 6 treat anything.
 7 MR. KEACH: Other questions?
 8 MR. RITTERBUSCH: Well, the petition said
 9 outside storage would be a dumpster and trailers.
 10 What kind -- would you have trailers there for several
 11 days parked? Would they have material in them, or
 12 what would be in the trailers?
 13 MR. ELLIS: Yeah. So we wanted to be
 14 transparent with everything. So we do have a dumpster
 15 for cuttings and, you know, off-falls and things like
 16 that. There is a loading dock or a recessed loading
 17 dock at this facility now. We do not need that for
 18 our operations, so our intent is to put that dumpster,
 19 which is a typical, pretty good-sized dumpster in that
 20 area. So it'll be -- you'll see it, but it'll be
 21 countersunk into the existing grades and that's --
 22 that will be there at all times.
 23 As far as us and trailers, we have our one

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1 or two shipping trailers that we use from -- almost
 2 every day, and then we do have a couple construction
 3 trailers as far as like a flatbed and we have a dump
 4 bed trailer. So we -- and we may have a couple cargo
 5 trailers, which have our logo on them. They're clean.
 6 They go to job sites. So that's, in theory, what we
 7 would have out there.
 8 MR. RITTERBUSCH: But all your raw material
 9 will come in on common carrier and be unloaded, and
 10 that trailer will disappear then?
 11 MR. ELLIS: Yeah. Correct. Yep. Nothing
 12 sits there.
 13 MR. KEACH: All right. Thank you very much.
 14 MR. ELLIS: Yep. Thank you. Thanks
 15 everyone.
 16 MR. KEACH: Is there anyone from the
 17 public -- I don't think I see anybody -- that wants to
 18 comment or question? So let's discuss.
 19 My question, Brad, for you was -- and I
 20 guess my comment is that, you know, it's good to know
 21 what they plan to use it for now, but in -- you know,
 22 it doesn't necessarily mean that that company will be
 23 the company that is there the next time. I mean,

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1 because it's going to be now zoned I-1. Right?
 2 MR. MARKS: Yes. Correct.
 3 MR. KEACH: So anybody can use it in
 4 whatever I-1 allows.
 5 MR. MARKS: Yes. I mean, that's a great
 6 point. I mean, now we are focusing on this, but in
 7 the long term, you're correct. I mean, it can be
 8 anything that's in I-1.
 9 MR. KEACH: I mean, that's really our job in
 10 this committee is to talk about the land use.
 11 MR. MARKS: Yes.
 12 MR. KEACH: So my question on the setbacks
 13 is why is I-1 -- why does it have a 60-foot setback
 14 and a 40-foot side -- was it a 40-foot side yard and a
 15 60-foot front yard?
 16 MR. MARKS: Yes. Correct.
 17 MR. KEACH: And so is that to protect the
 18 neighbors from noise.
 19 MR. MARKS: I can only speculate on that. I
 20 would guess in an industrial setting, at some point in
 21 time, when these codes were put together, that more of
 22 a buffer seemed to be more appropriate for
 23 industrial-type buildings.

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1 MR. KEACH: Could it be maybe the fire
 2 department? Would they have anything to say about
 3 this? I mean, possibly getting in an I-type use, you
 4 might have to get a fire truck around the whole
 5 building.
 6 MR. MARKS: That's true. I mean, the fire
 7 chief does approve the plans on the exterior in all
 8 commercial and industrial with site plan review.
 9 MR. KEACH: I'm just wondering why.
 10 MR. MARKS: Oh, I see what you're saying,
 11 and maybe that is part of it. That could be. Sure.
 12 MR. KEACH: Yeah. I'm talking about for any
 13 land use that's there, the kinds of things that can be
 14 used by I-3. What are some of the other uses that
 15 could go in there?
 16 MR. MARKS: Well, industrial is -- I mean,
 17 it's very -- well, you know, it's all kind of
 18 manufacturing, fabricating, assembly, bottling plants,
 19 research laboratories, utility stations. There's
 20 like -- well, there's six uses.
 21 But, now, if you're in B-3, you can be in
 22 I-1 as well because you're kind of going more of --
 23 it's more liberal uses, I guess.

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1 MR. KEACH: Yeah. Uh-huh. Okay.
 2 MR. MARKS: So it would go through site plan
 3 review, so the fire chief would review their plan,
 4 their specific plan for their use.
 5 MR. KEACH: Right. What other discussion do
 6 we need to have? opinions? thoughts? anybody? Okay.
 7 I guess I would entertain a motion.
 8 MR. AUPPERLE: I'll make a motion to approve
 9 Petition No. 22-06 ZA/SP as presented.
 10 MS. KNEPP: I'll second.
 11 MR. KEACH: Motion and a second. Now,
 12 it's -- according to Robert, we discuss. Any further
 13 discussion? Hearing none, let's call the roll.
 14 MR. MARKS: Keach.
 15 MR. KEACH: Yes.
 16 MR. MARKS: Knepp.
 17 MS. KNEPP: Yes.
 18 MR. MARKS: Aupperle.
 19 MR. AUPPERLE: Yes.
 20 MR. MARKS: Ritterbusch.
 21 MR. RITTERBUSCH: Yes.
 22 MR. MARKS: Geil.
 23 MR. GEIL: Yes.

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 5 and the Certified Shorthand Reporter who reported the
 6 proceedings had on said day in this cause, do hereby
 7 certify that the foregoing transcript of proceedings
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 10 IN TESTIMONY WHEREOF, I have hereunto set my
 11 hand this 26th day of May, A.D. 2021.
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1 MR. MARKS: Zobrist.
 2 MR. ZOBRIST: No.
 3 MR. MARKS: Approved.
 4 MR. KEACH: And that closes our public
 5 hearing portion. Under other business, I just want to
 6 make a comment and thank publicly Dr. Craig Smock, who
 7 has resigned from our board. I've been on the board
 8 with him for a long time. I thought he was a
 9 wonderful board member. He did a lot of hard work,
 10 and, specifically, I can recall when we were all
 11 hashing through the mixed-use zoning ordinance and he
 12 was instrumental in doing some research on that, so I
 13 say thank you to Dr. Smock. Any other business?
 14 MR. MARKS: Nothing tonight.
 15 MR. KEACH: Okay. Motion to adjourn then.
 16 MR. RITTERBUSCH: So moved.
 17 MR. ZOBRIST: Second.
 18 MR. KEACH: All in favor.
 19 ALL IN UNISON: Aye.
 20 (Hearing adjourned at 7:23 p.m.)
 21
 22
 23

