

**MORTON PLAN COMMISSION
MINUTES-FEBRUARY 27, 2023**

The Plan Commission met on Monday, February 27, 2023, at 7:00 P.M., Chairman Keach presiding. Present: Knepp, Ritterbusch, Keach, Aupperle, DeWeese. Absent: Geil, Yordy and Zobrist. Also, in attendance: Zoning Officer Brad Marks, Trustee Craig Hilliard, and Attorney Pat McGrath.

Knepp made a motion to approve the minutes from the January 23, 2023, meeting. Aupperle seconded the motion to approve. The January 23, 2023, minutes were unanimously approved by a voice vote.

Public Hearing(s):

Petition No. 23-03 ZA: Subject property is located at 55 Ashland Ct. (Parcel Identification Number 06-06-17-100-029). A petition has been filed requesting a zoning change from I-2 to B-3. The petitioners (Matt Happach of 87 Warwick Cr., Morton and Eric Carlson of 230 E. Fernwood St., Morton) were sworn in. Mr. Happach presented the petition and gave an overview of the basis for the requested zoning change (transcripts provided). Dennis LaHood of 1001 Highview Rd., East Peoria spoke from the public in support of the zoning change. After discussion from the Plan Commission, a motion to approve was made by Aupperle. A second motion to approve was made by Knepp. This was followed by a vote to approve.

Yes-Keach, Aupperle, Ritterbusch, DeWeese, Knepp.

No-None

Petition No. 23-03 ZA was approved with a favorable recommendation.

AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-4-3 OF THE MORTON MUNICIPAL CODE REGARDING LANDSCAPED YARD REQUIREMENTS. Zoning Officer Marks presented this ordinance to the Plan Commission. Mr. Marks stated that during the transition from the old Municipal Code system and the new software that is used, this part of the ordinance was omitted. This is not a change in the code, but just a reinsertion of previous verbiage.

Yes-DeWeese, Ritterbusch, Aupperle, Knepp, Keach.

No-None

Approved with a favorable recommendation.

AN ORDINANCE MAKING AMENDMENTS TO CHAPTER 3 OF TITLE 10 OF THE MORTON MUNICIPAL CODE REGARDING ACCESSORY USES & BUILDINGS IN THE R-3 AND R-4 ZONING DISTRICT. Zoning Officer Marks presented this ordinance to the Plan Commission. Mr. Marks stated that past practice used the verbiage in R-1 and R-2 as the standard for accessory uses and buildings in the R-3 and R-4 zoning districts. This ordinance revision will insert the same verbiage that is in R-1 and R-2 zoning districts to R-3 and R-4.

After discussion from the Plan Commission, a motion to approve was made by DeWeese. A second motion to approve was made by Knepp. This was followed by a vote to approve.

Yes-Ritterbusch, Keach, DeWeese, Aupperle, Knepp.

No-None

Approved with a favorable recommendation.

AN ORDINANCE MAKING AMENDMENTS TO CHAPTER 5 OF TITLE 10 OF THE MORTON MUNICIPAL CODE REGARDING LANDSCAPE SCREENING OF ACCESSORY BUILDINGS. Zoning Officer Marks presented this ordinance to the Plan Commission. Mr. Marks stated that this ordinance revision is trying to accomplish more clarity in order for the public to understand and easier to enforce. After discussion from the Plan Commission, a motion to table was made by Ritterbusch. A second motion to table was made by Knepp. This was followed by a vote to table.

Yes-Ritterbusch, DeWeese, Keach, Knepp, Aupperle.

No-None

Approved to table.

AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-6-4 OF THE MORTON MUNICIPAL CODE REGARDING SHEET METAL SHOPS AND WELDING SHOPS IN THE B-3 DISTRICT. Zoning Officer Marks presented this ordinance to the Plan Commission. Mr. Marks stated that at the request and assistance of Trustee Leitch, sheet metal shops and welding shops were identified as uses that are manufacturing and do not appear to fit in the B-3 zoning. Therefore, this amendment will remove these from B-3. After discussion, a motion to approve was made by Aupperle. A second motion to approve was made by DeWeese. This was followed by a vote to approve.

Yes-Aupperle, DeWeese, Keach, Knepp, Ritterbusch.

No-None

Approved with a favorable recommendation.

Other Business:

Easement Vacation Plat (P.I.N. 06-06-16-201-006 and 06-06-16-201-007) and Plat of Vacation (P.I.N. 06-06-18-400-025) were presented by Zoning Officer Marks. Mr. Marks stated that these plats are vacating utility easements on combined parcels. After discussion from the Plan Commission, a motion to approve both plats was made by Ritterbusch. A second motion to approve was made by Aupperle. This was followed by a vote to approve.

Yes-Knepp, DeWeese, Keach, Aupperle, Ritterbusch.

No-None

Approved with a favorable recommendation.

Brad Marks:

Zoning Officer Marks informed the Plan Commission that the 2022 Zoning Map, Village of Morton Official Map, and Land Use Map's are updated and available on the Village website.

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