

**MORTON PLAN COMMISSION
MINUTES – OCTOBER 28, 2024**

The Plan Commission met on Monday October 28, 2024, at 7:00 P.M., Chairman Keach presiding. Present: Cirilli, Zobrist, Keach, Geil, Ritterbusch, Barton, Knepp, Aupperle. Absent: Yordy. Also in attendance: Zoning Officer Zack Davis, Trustee Craig Hilliard, and Attorney Pat McGrath.

Ritterbusch made a motion to approve the minutes from the September 23, 2024, meeting. Barton seconded the motion to approve. The September 23, 2024, minutes were unanimously approved by a voice vote.

Public Hearing(s):

Petition No. 24-08 ZA: Subject property is located at 411 S. Main St. (Parcel Identification Number 06-06-20-221-021). A petition has been filed requesting a zoning change from R-1 to R-2. The petitioner (Sara Kniep of 121 W. Wick, Morton, Illinois) was sworn in. Ms. Kniep presented the petition and summarized the reasons for the requested zoning change. After Ms. Kniep's presentation, Darrel Coon, a neighbor of Ms. Kniep's, approached the podium for comment. Mr. Coon asked for additional explanation on the purpose of the zoning change. He also expressed concerns about upkeep if it were to become a rental income property. Sarah Kniep responded to Mr. Coon's question, stating the zoning change would allow for multi-family occupancy. She stated she has no intentions to expand the existing footprint of the dwelling. After no additional comments from Mr. Coon or any other members of the public and a brief discussion amongst the Plan Commission (see transcripts), a motion to approve was made by Aupperle. A second motion to approve was made by Cirilli. This was followed by a vote to approve.

Yes – Knepp, Ritterbusch, Geil, Cirilli, Keach, Zobrist, Aupperle, Barton

No – None

Petition No. 24-08 ZA was approved with a favorable recommendation.

AN ORDINANCE MAKING AMENDMENTS TO TITLE 10 OF THE MORTON MUNICIPAL CODE REGARDING CIRCULAR DRIVEWAYS. Zoning Officer Zack Davis presented the ordinance. He explained that circular driveways are currently prohibited by ordinance. Any existing circular driveways were grandfathered in when the current ordinance was adopted. Some new projects recently presented to Village staff have prompted the need to re-evaluate the prohibition of new circular driveways. Village staff worked with Attorney McGrath to evaluate the standards for new circular driveways and crafted the ordinance amendments accordingly. ZO Davis explained that existing circular driveways will still be grandfathered in, and the new ordinance will also allow for maintenance and replacement of those driveways to their existing specifications. After no public comment and some discussion amongst the Plan Commission (see transcripts), a motion to approve was made by Zobrist. A second motion to approve was made by Aupperle. This was followed by a vote to approve.

Yes – Barton, Keach, Knepp, Zobrist, Ritterbusch, Cirilli, Aupperle, Geil

Other Business:

None

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