

**MINUTES OF THE PLAN AND ZONING  
COMMISSION HELD ON  
April 15<sup>th</sup>, 2009**

A regular meeting of the Centralia Plan and Zoning Commission was held on April 15th, 2009, at the Centralia City Council Chambers, 222 South Poplar, Centralia, Illinois. The meeting was called to order at 6:00 p.m. by Zach Roeckeman, Chairman. At the roll call the following members were present: Baltzell, Cass, Dabney, Ritchie, Roeckeman, Sweet, and Young,

**Absent:** Bates, Smith

**Others Present:** Garrett D. Anderson, Director of Community Development & Planning

**MINUTES**

- (1) Approval of the minutes of the March, 2009 regular meeting.

A motion to approve the March 18, 2009 regular meeting minutes as amended was made by Commissioner Baltzell and seconded by Commissioner Sweet.

**Ayes: 6 Nays: 0 Abstain: 1**

**Motion Approved.**

**NEW BUSINESS**

- (1) Chairman Roeckeman stated the first item of business is a request by Lloyd Wert to obtain a special use permit for sales, rental or leasing of motor vehicles at a property legally described as Lot 5 Block 123 of Railroad Addition T1N, R1E of the 3<sup>rd</sup> P.M., Marion County, Illinois.

Mr. Anderson introduced Mr. Wert to the Plan & Zoning Commission. Mr. Wert presented his business plan to the commission.

Commissioner Dabney asked if the rock would be C900. Mr. Wert replied, yes, that the rock would be applied in a way that would compact in to a hard surface that would be similar to asphalt.

Mr. Wert reiterated that one of the requirements to place a car on his lot is that it must be titled and insured.

Mr. Wert stated that he is planning to hire up to 5 people. Commissioner Cass asked what type of positions he would be employing. He responded that the jobs would be attendants, lot maintenance and security.

Commissioner Sweet asked if any of the neighbors have expressed any concern about the lighting that will cover the lot shining into their homes. Mr. Wert explained that he is planning to have the lights shine from the back of the lot to the Poplar Street side of the lot.

Commissioner Ritchie asked about the diagram and if there would be any problems meeting the requirements of the code book. Mr. Anderson explained Mr. Wert and him still needed to see if they could fit more cars in with a couple different setups but regardless they would abide by the code.

Commissioner Baltzell asked how they would close at 10 pm. Mr. Wert explained that his staff would lock the lot. He also stated that he and his staff would use some sort of surveillance and individuals would be arrested for trespassing if they were seen on the property.

Commissioner Cass asked how long it would take to remove the rock and replace it with concrete. Mr. Wert explained that he wouldn't be willing or able to concrete the lot at any point with this business. Mr. Anderson explained that he notified Mr. Wert that the Commission would probably want the lot paved but if that were not an option it would have to be maintained very well.

Commissioner Baltzell expressed her concern with the rocked lot and the other businesses in town that are being required to pave their lots and have not complied yet. She also stated that it may be necessary to revisit the definition of a hard surface for some of the other establishments in town to meet the requirements.

Commissioner Sweet noted that he is familiar with two businesses that poured hot oil in the last stages of their parking lot. Mr. Wert said he would look into the cost of doing this type of surface.

A motion by Commissioner Dabney and a second was made by Commissioner Ritchie to approve the request by Lloyd Wert to obtain a special use permit for sales, rental or leasing of motor vehicles at a property legally described as Lot 5 Block 123 of Railroad Addition T1N, R1E of the 3<sup>rd</sup> P.M., Marion County, Illinois.

**Ayes: 4 Nays: 3 Abstain: 0**

**Motion Approved.**

The Commission requested that Mr. Anderson set up a meeting with individuals with parking lot expertise such as Public Works Director Mike Frietsch for further discussion regarding alternative surfacing options for businesses in Centralia to use.

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT**

A motion to adjourn was made by Commissioner Sweet and seconded by Commissioner Cass.

**Motion carries.**