

Marseilles Plan Commission Meeting
June 6, 2019

Members in attendance:

1. Glen Combs
2. Don Weber
3. Karen Stillwell
4. Brad Miller
5. Bob Hauge
6. Jackie Hanlon
7. Brad Cresto

Members absent:

1. None

Other City Officials:

1. Richard Burton City Attorney
2. Mayor Jim Hollenbeck
3. Lesley Hart

The meeting was called to order at 6:00 P.M.

Pledge was said.

Don Weber made a motion to approve the 5/8/2019 minutes seconded by Bob Hauge. Motion carried.

Consideration of map amendment request of Rivers Edge Developers LLC for change from R-3 Multi Family Residential District to A2 General Agricultural District for property on Canal Road between Sabic Innovations Plastics and Wallbridge Creek. Charles Wu application was recently approved to be an Illinois Hemp Processor. He would like to make the 40 acres an industrial hemp cultivation and processing plant. The property was purchased in 2005 to develop if for residential housing. After the market crash in 2008, the property has just sat due to lack of demand. They would like to plant seed as soon as possible and finish harvest end of September. He said there will be no smell and it will be fenced and well light.

Bob Hauge made a motion to recommend to the council to rezone R-3 Multi Family Residential to A2 Agricultural seconded by Don Weber. Motion carried.

Consideration of a planned unit development proposal of Michael Zubi for the operation of campground and related activities for the property commonly known as the Troy and Mindy Smith property locate North West of the intersection of Whispering Pines Road (2625th Rd) and

US Route 6 (Bluff Street) in Section 21 of Manlius Township known for property taxes as PIN 24-21-116-000. Zubi did not show for the meeting, recess to the next plan commission meeting.

Consideration of text amendments to Section X – Manufacturing Districts of the Marseilles Zoning Ordinance. Rich Burton looked at other towns zoning codes and made updates. Burton said he reached out to City Engineer Mike Etscheid and he suggested changing the setback to 50 feet, Brad Miller suggested 100 feet. Went over conditional use permits, agreed to leave what was updated and if something comes up it can be discussed to approve.

Brad Miller made a motion to make recommendations to the council to approve text amendments for Section X seconded by Karen Stillwell. Motion carried.

No public comment made.

Chairman Bird asked for a new zoning book once all the amendments have been approved. Attorney Burton would like to merge the Planning Commission Board and the Zoning Board of Appeals. All members agreed that would work.

Moved by Brad Cresto seconded by Bob Hauge at 7:33 P.M. to adjourn. Motion carried.

Respectfully submitted,
Lesley Hart