

**PLANNING & ZONING COMMISSION MEETING MINUTES**  
**November 7, 2006 - 7:00 p.m.**

Chairman Stafford called the meeting to order at 7:00 p.m. City Clerk Wells called roll. Commission members present: Glenda Miller, Jim Pagles, John Killeen, Mark Hinterlong, Carl Opper and Harry Stafford. Commissioner Ken Gabrys was absent. Also present were Mayor Nolan and City Administrator Nelson.

**Planning and Zoning Commission Minutes of July 5, 2006 – Approved**

Moved by Miller, seconded by Opper to approve the minutes of the Planning and Zoning Commission meeting of July 5, 2006 as presented. Commission members voting aye: Glenda Miller, Jim Pagles, John Killeen, Mark Hinterlong, Carl Opper and Harry Stafford. All ayes. Motion carried.

**Mike and Jacquelyn Tertany/Trackside Storage – Conditional Use**

Chairman Stafford opened the hearing in the petition of Mike and Jacquelyn Tertany/Trackside Storage for property located at 108 Dunlap St. City Clerk Wells confirmed that the fees have been paid. The Certificate of Publication was noted and entered into the record. Certified notices were sent to adjacent property owners. Clerk Wells presented into record the petition submitted by the petitioners for a conditional use to operate a truck rental in an M1 Manufacturing District.

Nancy Landrey, 113 Fuller St., Poplar Grove, an employee of Mike Tertany, was present on behalf of the petitioners who would like to offer a Penske Truck Rental at 108 Dunlap St. On average there would be 3-5 trucks on premise at any one time. Penske Trucking could supply a sign that could be added to the existing pole. Chairman Stafford stated that all signs must comply with city code.

Chairman Stafford asked for questions by the commissioners. The following areas were discussed:

- Clarification of ownership - The buildings and the land are owned by the petitioner.
- There would not be any fuel tanks to refuel the vehicles on the site.
- Discussed whether or not to limit the size of trucks because of the proximity to residential properties. Mayor Nolan stated that Jefferson to McComb to Park is a designated truck route.

Chairman Stafford asked for the identification of any objectors. No objectors were present. Chairman Stafford noted that an adjoining resident who was unable to attend the hearing expressed concerns to staff about an increase in truck traffic in the neighborhood.

**Staff Report**

Administrator Nelson stated that the property is zoned appropriately as manufacturing and located in a truck route and did not feel that the Commission should limit the size of the trucks for a manufacturing facility.

Upon reviewing all evidence and testimony and after deliberation the following motion was made.

Moved by Opper, seconded by Hinterlong to recommend to the City Council approval of the petitioners' request as presented for a conditional use to operate a truck rental in an M-1 Manufacturing District at 108 Dunlap St. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Hinterlong, aye; Opper, aye and Stafford, aye. Motion approved six to zero.

Clerk Wells advised the petitioner that the Planning and Zoning Commission recommendations would be brought before the City Council at their next regular meeting on November 14, 2006, at 7 p.m.

At 7:20 p.m., moved by Miller, seconded by Opper to adjourn the meeting. Commission members voting aye: Glenda Miller, Jim Pagles, John Killeen, Mark Hinterlong, Carl Opper and Harry Stafford. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: \_\_\_\_\_