

The meeting was called to order at 7:00 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Kiefer, Holloway, Siebenman and Smith. Members Scheer, Austermann and Kee were absent.
Also in attendance was City Administrator Craig Sabo.

A. A petition from Glenn Travers, representing Travers AutoPlex and RV, Inc., for an amended Special Use Permit for the inclusion of a 1,000 gallon propane dispensing tank located at 18449 U.S. Highway 66.

Notice of the Public Hearing was published in The Countian on Monday, August 29, 2016 and was posted on the City's website.

Speaking on behalf of Travers AutoPlex and RV, Inc. was Ms. Anne Danenhower of Geldbach Petroleum. She stated that Travers was seeking approval for the addition of a propane dispensing unit at their 18449 U.S. Highway 66 location.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:01 p.m.
The public hearing was opened at 7:01 p.m.

B. A petition from Bob Moore, representing Earthbound Recycling, for an amended Special Use Permit for the erection of a steel canopy located at 25 Truitt Drive.

Notice of the Public Hearing was published in The Countian on Monday, August 29, 2016 and was posted on the City's website.

Mr. Moore stated he was seeking approval to erect a canopy over his cardboard compacting unit.

Chairman Knapp inquired as to the color of the cover.
Mr. Moore stated that it would match all other covers presently on the property.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:02 p.m.
The public hearing was opened at 7:02 p.m.

C. A petition from John Paul Quick for an amended Special Use Permit to authorize certain commercial activities within the Victorian Gardens facility located at 15 Hilltop Village Center Drive.

Notice of the Public Hearing was published in The Countian on Monday, August 29, 2016 and was posted on the City's website.

Mr. Quick stated that he was seeking approval for various commercial activities that were taking place in his facility. He stated that there was a home health care business that offers services to the residents with an on-site office, a physical therapy operation with a small office, a guest suite offered at no charge and various clubs and civic organizations utilize his facility for meetings or events free of charge.

Chairman Knapp inquired as to how often the facility is being utilized for meetings or events.
Mr. Quick stated that it was often and that he had liability insurance which allowed him to offer his facility.

Mr. Siebenman inquired as to if Mr. Quick receives any type of payment for the use of his facility.
Mr. Quick stated that he did not. He said his residents enjoyed having the activities at the facility which allowed them to watch or participate in them. He stated he was appearing before the City for permission to allow such, but he would not have any type of group or event that his residents did not approve of or that may damage his reputation.

Mr. Smith inquired as to if Mr. Quick had a guest room designated in the facility for overnight stays. Mr. Quick stated that it was a floating guest suite.

Mr. Smith inquired as to if multiple families stay at the facility at one (1) time. Mr. Quick stated it depended upon circumstances. He said that there was a reservation book and that typically no more than (2) guest rooms are allowed to be booked at one (1) time.

Mr. Smith inquired as to if Mr. Quick ever charges for someone to stay there. Mr. Quick stated that he did not.

Speaking in support of the petition was Ms. Donna Mistler an employee of Victorian Gardens. She stated that she wanted to expand on a couple of points that Mr. Quick stated during his presentation. She stated that Helping Hands offered private duty nursing services and those services were only available for residents of Victorian Gardens. She said that they have various presentations at the facility where residents and other seniors may attend. She stated that the presentation also includes a lunch and tour of the facility for any visiting seniors. Ms. Mistler stated that once the facility has reached its resident capacity there will only be one (1) guest room available.

There being no further matters for discussion, the public hearing was adjourned at 7:10 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:10 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Kiefer, Holloway, Siebenman and Smith. Members Scheer, Austermann and Kee were absent.
Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Smith, seconded by Alderman Sir and passed with 5 "YES" votes and 1 "ABSTENTION" (cast by member Smith), the Minutes of August 24, 2016 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

- A. Consideration of a petition from Glenn Travers, representing Travers AutoPlex and RV, Inc., for an amended Special Use Permit for the inclusion of a 1,000 gallon propane dispensing tank located at 18449 U.S. Highway 66.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Smith, seconded by Alderman Sir and unanimously passed by those members in attendance, approval was recommended for a petition from Glenn Travers, representing Travers AutoPlex and RV, Inc., for an amended Special Use Permit for the inclusion of a 1,000 gallon propane dispensing tank located at 18449 U.S. Highway 66.

- B. Consideration of a petition from Bob Moore, representing Earthbound Recycling, for an amended Special Use Permit for the erection of a steel canopy located at 25 Truitt Drive.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Alderman Sir, seconded by Mr. Smith and unanimously passed by those members in attendance, approval was recommended for a petition from Bob Moore, representing Earthbound Recycling, for an amended Special Use Permit for the erection of a steel canopy located at 25 Truitt Drive.

- C. Consideration of a petition from John Paul Quick for an amended Special Use Permit to authorize certain commercial activities within the Victorian Gardens facility located at 15 Hilltop Village Center Drive.

Mr. Siebenman stated that he was confused as to why Mr. Quick needed approval for commercial activities if he was not charging for them.

Chairman Knapp stated that Mr. Quick was amending his Special Use Permit which would allow him to conduct commercial activities as his current permit only allowed him to utilize the property residentially.

Mr. Smith stated that the amendment would allow him to continue using the property commercially as he did not have approval for such before.

Alderman Sir stated that Mr. Quick was not aware that he needed approval to conduct such activities in conjunction with this residential use.

Mr. Smith stated that he would like a condition of approval be that any overnight guest staying at the facility would be free of charge as it was a senior living facility, not a motel.

Chairman Knapp asked City Administrator Sabo if the Commission could put such a restriction on the permit.

City Administrator Sabo stated that it could be a recommendation of approval.

Mr. Kiefer stated that he is a member of the Eureka Historical Society and they appreciate Mr. Quick letting them use the facility. He inquired as to if the highlighted area on the site plan that Mr. Quick submitted was presently where the commercial activity was being conducted.

Mr. Quick stated that was correct and they were presently using one (1) of the residential rooms depicted on the plan as a guest room.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Alderman Sir, seconded by Mr. Smith and unanimously passed by those members in attendance, approval was recommended for a petition from John Paul Quick for an amended Special Use Permit to authorize certain commercial activities within the Victorian Gardens facility located at 15 Hilltop Village Center Drive with the condition that any overnight stay by a guest be free of charge.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Kiefer, seconded by Mr. Holloway and unanimously passed, the meeting was adjourned at 7:22 p.m.

UPCOMING MEETINGS:

- September 28, 2016
 - A. A petition from Jennifer Oppel, representing Prestige Pet Grooming, for a Special Use Permit for a pet grooming facility at 1329 West Fifth Street.
 - B. A petition from Blake Hutchcraft and Ryan Beile, representing Scoreboard Automotive Sales and Leasing, for a Special Use Permit for a motor vehicle sales display lot at 527 North Central Avenue.
 - C. A petition from The Beckwood Corporation for rezoning of an approximately 8.05 acre tract from Large Lot Residential District to M-1 Light Industrial located at 632 Workman Road.
- October 12, 2016

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary