

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

Present at roll call were: Chairman Knapp, Alderman Sir and members Smith, Wilton, Scheer, Gianino and Pacino (Members Barry and Bieg were absent). Also in attendance was City Administrator Craig Sabo.

A. A petition from Bob Moore, representing Enduring Properties, LLC, for off-site parking of vehicles at 25 Truitt Drive.

Notice of the Public Hearing was published in the Countian on March 26, 2021 and posted on the City's website.

Mr. Moore stated that he is the current owner of the property located at 25 Truitt Drive and operates Earthbound Recycling. He said he would like to rent the area for parking and storage where the Rockwood School District had previously been storing their school buses.

Mr. Pacino inquired as to if Mr. Moore would be controlling who would be parking in the area. Mr. Moore stated that he would and part of the area was fenced and alarmed.

Mr. Pacino inquired as to if campers and recreational vehicles would be stored on the property. Mr. Moore stated that they would in the fenced area and the area that was not fenced could be used for trucks. He said the storage facility in Eureka is at full capacity, and that more storage is needed for vehicles.

Mr. Wilton inquired as to if it would be primarily recreational vehicles being stored on the property. Mr. Moore stated he did not know.

Alderman Sir inquired as to if the trucks Mr. Moore was referring to would be semi-trailer trucks. Mr. Moore stated that there would only be room for two (2) or three (3) semi-trailer trucks.

Alderman Sir inquired as to if Mr. Moore would allow boom trucks, and if so, would they be allowed to be stored with the equipment extended in the air.

Mr. Moore stated that there would be no reason for the equipment to be extended. He inquired as to if the City had an issue with machinery extended in the air because Eureka Rental had several on display that way.

Alderman Sir inquired as to if Mr. Moore had a flood evacuation plan.

Mr. Moore stated that during the last flood event he was the one who contacted Rockwood School District to relocate the buses. He said he would either have keys to the vehicles or the contact information of the owners.

Alderman Sir stated that during the last flood event the storage facility was not able to contact all the owners in time to relocate their vehicles and there was a lot of debris in the water from the flooded vehicles.

Mr. Scheer inquired as to if there would be any repairs performed on-site or storage of any derelict vehicles.

Mr. Moore stated there would not.

Mr. Smith stated it appeared that Mr. Moore was requesting permission to store anything and everything at the location.

City Administrator Sabo stated that he was requesting permission to store any type of vehicle, but not equipment (as Mr. Moore had applied for parking of only vehicles).

Mr. Moore stated that there may be equipment depending upon who was renting space, such as a landscaper who had equipment.

Ms. Gianino inquired as to if Mr. Moore would allow large construction equipment.

Mr. Moore stated that he would.

Chairman Knapp inquired as to the terms of the lease Mr. Moore would be offering.

Mr. Moore stated that it would be month-to-month.

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

The public hearing was closed 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, Alderman Sir and members Smith, Wilton, Scheer, Gianino and Pacino (Members Barry and Bieg were absent). Also in attendance was City Administrator Craig Sabo.

On motion by Ms. Gianino, seconded by Mr. Smith and unanimously passed by those members in attendance (Chairman Knapp abstained), the Minutes from March 24, 2021 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. A petition from Bob Moore, representing Enduring Properties, LLC, for off-site parking of vehicles at 25 Truitt Drive.

Mr. Smith stated that he would not be in support of the petition as Mr. Moore was asking permission to park anything and everything at the location.

Chairman Knapp stated that he did not think Mr. Moore had thought the plan through. He said more information was needed to make an informed decision and he had concerns in regards to flooding.

Ms. Gianino stated that the removal of the school buses was made with one call to the School District during the last flood event. She said this would be a completely different situation, as multiple people would need to be contacted in the event of flooding.

Mr. Scheer stated that the property was not sight proofed and he had concerns about derelict vehicles.

Mr. Wilton inquired as to if the School District had a Special Use Permit to store the buses at the location.

Chairman Knapp stated that they did.

Alderman Sir stated he had concerns with the potential appearance of the site and flooding.

Chairman Knapp went over the six (6) points of factual determination as required by the Municipal Code Section 23-182(d). The determination was as follows:

Item No. 1: The consensus was unanimous that it WILL adversely affect the character of the neighborhood.

Item No. 2: The consensus was unanimous that it WILL NOT adversely affect traffic conditions.

A. CONT'D.

Item No. 3: The consensus was unanimous that it WILL NOT adversely affect public utilities.

Item No. 4: The consensus was unanimous that it WILL NOT create a fire hazard.

Item No. 5: regarding adversely affecting the general welfare of the community, the roll call vote was as follows: Scheer: WILL NOT; Knapp: WILL; Smith: WILL; Gianino: WILL; Wilton: WILL NOT; Sir: WILL; Pacino: WILL.

Item No. 6: The consensus was unanimous that it WILL NOT be an appropriate and compatible use for the subject property.

On motion by Alderman Sir, seconded by Mr. Wilton, with six (6) "NO" votes and one (1) "YES" vote, the Commission made a negative recommendation of a petition from Bob Moore, representing Enduring Properties, LLC, for off-site parking of vehicles at 25 Truitt Drive with the following conditions: (1) Mr. Moore be required to submit a Flood Evacuation Plan, (2) No vehicle or equipment repairs be performed on the property, (3) No derelict vehicles be allowed on the property and (4) No storage of heavy equipment or machinery be allowed on the property.

The roll call vote was as follows: Scheer: NO; Pacino: NO; Wilton: YES; Sir: NO; Knapp: NO; Smith: NO; Gianino: NO.

6. ADDITIONAL BUSINESS:

There being no further matters for discussion, on motion by Alderman Sir, seconded by Mr. Wilton and unanimously passed by those members in attendance, the meeting was adjourned at 7:15 p.m.

UPCOMING MEETINGS:

- April 28, 2021
- May 12, 2021

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary