

**Summary of Minutes
Jacksonville Plan Commission
January 3, 2024**

Chairman Michael Oldenettel called the monthly meeting of the Jacksonville Plan Commission to order at 6:00 p.m. The agenda and petition were published with the local media and by posting at the Municipal Building.

ROLL CALL: Answering present were: Michael Oldenettel – Chairman, Aaron Scott, Casey Collins, Brad Cors, Nick Little; City Clerk Skip Bradshaw. Absent from the meeting were members John Heyer and Kerris Osborn. Also in attendance were City Attorney Dan Beard and Community Development Director Brian Nyberg. A quorum was declared.

MINUTES: Motion was made by Collins, seconded by Cors, to approve the December 6, 2023 Plan Commission Meeting Minutes as presented in advance. **By voice vote, motion carried.**

CC Bradshaw read Item #3 on the agenda. **Review Rezoning for property located at 701 North Prairie St., requesting property be rezoned from B-1 to B-4, submitted by Nicole Riley.** CC Bradshaw swore in Nicole Riley to represent this petition. Ms. Riley explained that the original request was to rezone the property from B-1 to B-4 but that has been amended and she is now requesting to rezone the property from B-1 to R-5 with Special Use due to the fact that the building will now house three short-term rental apartments and will no longer be utilized as a commercial business/beauty salon. Ms. Riley advised that there will be three separate entrances into the apartment but that the building is still under construction.

Chair Oldenettel asked for further discussion, or if there was anyone in attendance to speak in favor of or opposition to the rezoning request and there were none. Motion was made by Collins, seconded by Cors, to approve this request based upon Zoning Ordinance Section 9.3-2 Findings of Fact; that it complies with all applicable provisions of this ordinance; at the specific location, will not adversely affect public health, safety and welfare; and will not cause substantial injury to the value of neighboring property.

**ROLL CALL: 5 Yeas; 0 Nays; 2 Absent (Heyer, Osborn)
Motion carried 5-0-2.**

CC Bradshaw read Item #4 on the agenda. **Review Rezoning for property located at 733 N. Clay St., requesting property be rezoned from Public to B-4 with Special Use, submitted by Mark McFarland and Mirtella Mast.** CC Bradshaw swore in Attorney Charles Theivagt to represent this petition. Atty. Theivagt explained that Mr. McFarland and Mr. Mast are planning to open a homeless shelter in a new lower section of this building to the south, and place the school vocational training, offices, and community center in the two-story section of the building to the north. Atty. Theivagt was notified that the existing building is in disrepair and would need to be brought up to code and inspected prior to receiving a certificate of occupancy to open to the public. Per Atty. Theivagt roofing materials have been purchased, leaving an additional \$2,500 needed for labor costs to finish the roof. Once the roof is complete and grants are secured for the interior, they can begin construction.

Chair Oldenettel asked for further discussion, or if there was anyone in attendance to speak in favor of or opposition to the rezoning request and there were none. Motion was made by Cors, seconded by Scott, to approve this request based upon Zoning Ordinance Section 9.3-2 Findings of Fact; that it complies with all applicable provisions of this ordinance; at the specific location, will not adversely affect public health, safety and welfare; and will not cause substantial injury to the value of neighboring property.

ROLL CALL: 5 Yeas; 0 Nays; 2 Absent (Heyer, Osborn)
Motion carried 5-0-2.

OTHER BUSINESS: No discussion.

PUBLIC COMMENT: No discussion.

ADJOURNMENT: With no further discussion motion was made by Collins, seconded by Cors, to adjourn the meeting at 6:17 p.m.

Recorded by City Clerk Skip Bradshaw.