

**Summary of Minutes
Jacksonville Plan Commission
March 6, 2024**

Chairman Michael Oldenettel called the monthly meeting of the Jacksonville Plan Commission to order at 6:01 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, Kerris Osborn, Nick Little; City Clerk Angela Salyer, City Attorney Beard. Absent from the meeting was members John Heyer. A quorum was declared.

MINUTES: Motion was made by Scott, seconded by Cors, to approve the January 3, 2024, Plan Commission Meeting Minutes as presented in advance. **By voice vote, motion carried.**

CC Salyer read Item #4 on the agenda. **Review Rezoning for property located at 1311 Mound Avenue, requesting property be rezoned from R-1 to R-4 with special use, submitted by Stephen Metcalf.** CC Salyer swore in Stephen Metcalf to represent this petition. Mr. Metcalf is a former Jacksonville resident currently residing in Wisconsin. He has a brother in Chicago and a brother who lives down the street from this property. Mr. Metcalf bought the property in 2021. He would like to keep the house so he and his family have a place to stay when they return to Jacksonville. The house is in a great family neighborhood and he would like to operate the home as a short-term rental when he is away so that he can share this home with the community.

Chair Oldenettel asked for further discussion, or if there was anyone in attendance to speak in favor of or opposition to the rezoning request.

David Walter spoke in opposition of the petition. Mr. Walter has lived two houses from 1311 Mound Avenue for 23 years, expressed his concerns and his opposition to placing an Airbnb in a residential neighborhood.

Marc Steinberg spoke in opposition of the petition. Mr. Steinberg has lived in the neighborhood for 47 years. Mr. Steinberg presented a petition with 110 signatures opposing the short-term rental. He does not believe there is a need for another short-term rental in Jacksonville. In Jacksonville and South Jacksonville between hotels, Airbnb's, and bed and breakfasts there are over 400 rooms available for overnight stays.

Anthony Barnes spoke in opposition of the petition. Mr. Barnes had previously submitted a 5-page document opposing the short-term rental. He owns a property that borders 1311 Mound Avenue. His primary reason for the objection to the rezoning is that it causes a reduction of reasonable and/or available property for purchase and ownership by permanent residents of Jacksonville. He also stated there are enough hotels and short-term rentals available within the City of Jacksonville.

Stephen Metcalf spoke again and reassured everyone that the property would be well maintained and anyone renting would be screened. Whatever the outcome is, his family will continue to use the home while visiting Jacksonville.

CA Beard explained the difference between a bed and breakfast that can be located in a R-1 and R-2 neighborhood with a special use permit and the short-term rental which currently must be in an R-4 zoning classification.

Casey Collins spoke of her zoning concerns, and is opposed to rezoning a property in the middle of a residential neighborhood.

Motion was made by Collins, seconded by Scott to deny this petition.

ROLL CALL: 5 Yeas; 1 Nay (Osborn); 1 Absent (Heyer)
Motion to deny carried 5-1-1.

CC Salyer read Item #3 on the agenda. **Review Rezoning for property located at 321 Finley Street, requesting property be rezoned from R-2 to R-4 with Special Use, submitted by Rebecca Rees.** CC Salyer swore in Rebecca Rees to represent this petition. Ms. Rees would like to rezone her property to allow short-term rentals. Ms. Rees raised her three sons in this house but her sons have recently moved. She thought of downsizing into an apartment but would like to keep the house for when her sons come home to visit. She has spoken with her neighbors and none are in opposition.

Larry Barnes addressed the committee with questions about short-term rentals coming into residential neighborhoods. He is opposed to any R-4 zoning coming into residential neighborhoods.

Steven Metcalf readdressed the committee and suggested that the council consider amending the ordinance to allow short-term rentals in residential neighborhoods and impose strict guidelines for the owners/operators to follow.

Motion was made by Collins, seconded by Cors to deny this petition.

ROLL CALL: 5 Yeas; 1 Nay (Osborn); 1 Absent (Heyer)
Motion to deny carried 5-1-1.

CA Beard advised Mr. Metcalf and Ms. Rees that if the council denies their zoning petition, they will not be eligible to reapply for zoning again within one year. If the petition is withdrawn before the council denies it, then they may reapply before one year.

CC Salyer read item #5 on the agenda. **Review Rezoning for property located at Routt College Farm #7 Vacant Lot Located in Section 30, Township 15 North, Range 10 West of the 3rd PM Morgan County requesting property be rezoned from R-1 to ORI.** CC Salyer swore in Jeremy Turner to represent this petition. Mr. Turner currently operates Turner Scientific on 1351 Lincoln Avenue. He is requesting a rezoning of the farmland that is beside his current property. Turner Scientific has outgrown the current building and is looking to expand. They are currently using two modular buildings that they are renting for temporary lab

spaces until a permanent solution is found. Turner Scientific would like to purchase the 1.2 acres to the north of their property if it is rezoned and build a 5,000 – 8,000 square foot structure.

Motion to approve the petition was made by Scott and seconded by Little.

ROLL CALL: 6 Yeas; 0 Nays; 1 Absent (Heyer)
Motion carried 6-0-1.

OTHER BUSINESS: No discussion.

PUBLIC COMMENT: No discussion.

ADJOURNMENT: With no further discussion motion was made by Cors, seconded by Osborn, to adjourn the meeting at 7:13 p.m.

Recorded by City Clerk Angela Salyer.