

**Summary of Minutes  
Jacksonville Plan Commission  
May 1, 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, John Heyer – Secretary, Kerris Osborn, Nick Little; City Clerk Angela Salyer, City Attorney Beard, Community Development Director Brian Nyberg. Absent from the meeting were members Aaron Scott, Casey Collins and Brad Cors. A quorum was declared.

**MINUTES:** Motion was made by Osborn, seconded by Heyer, to approve the March 6, 2024, Plan Commission Meeting Minutes as presented in advance. **By voice vote, motion carried.**

CC Salyer read Item #3 on the agenda. **Review Rezoning for property located at 1255 West Morton Avenue, requesting property be rezoned from B-4 to B-4 with special use, submitted by Randy Downs.** CC Salyer swore in Randy Downs, from Hy-Vee Engineering Department, to represent this petition. Hy-Vee would like to add a pharmacy to their store with a drive-thru. Randy has been working with Hutchison Engineering and Community Development Director Brian Nyberg on the plan. CDD Nyberg informed the Committee that all minimum standards are being met.

Chair Oldenettel asked for further discussion or questions. There were none. Motion was made by Osborn and seconded by Heyer to approve the request.

**ROLL CALL: 4 Yeas; 0 Nays; 3 Absent (Scott, Collins and Cors)**  
**Motion carried 4-0-3.**

CC Salyer read Item #4 on the agenda. **Review Site Plan for property located at 300 North Westgate Avenue for commercial retail use, submitted by Bob Cissell.** CC Salyer swore in Ryan Swanson, from the Engineering Firm of DG Partners. Mr. Swanson gave a short presentation on building a Dollar General on the northeast corner of Westgate Avenue and West Lafayette Street. CDD Nyberg has met with Hutchison Engineering and Benton and Associates and have informed the committee that the checklist for the site plans and it meets all requirements.

Chair Oldenettel asked for further discussion or questions. There were none. Motion was made by Heyer and seconded by Osborn to approve the request.

**ROLL CALL: 4 Yeas; 0 Nays; 3 Absent (Scott, Collins and Cors)**  
**Motion carried 4-0-3.**

CC Salyer read Item #5 on the agenda. **Review site Plan for property located at 701-739 North Main Street and 301-321 West Dunlap Street for Multi-Family Residential**

**Building's submitted by Melissa Marsh.** CC Salyer swore in Conner Chelmecki and Chris Kuester to represent this petition. Before Mr. Chelmecki began his presentation, CDD Nyberg informed the Committee that there have been several meetings with Hutchison Engineering and Benton and Associates concerning storm water and run off and those problems have already been solved. The checklist for this site plan has met all requirements. Mr. Chelmecki gave a quick overview of the Downtown Villas. This project would be eight different buildings on North Main Street and Dunlap Street, three of which are walk ups, which are two stories consisting of eight units. These units would be two or three bedrooms. Along Main Street there would be four different town homes which are two stories with three bedrooms and one four-bedroom home. There will be a total of 44 units. There will be landscaping, metal canopies, a playground with picnic tables, recreation path and parking. The project would start later this year and be completed in 2025.

Chair Oldenettel asked for further discussion or questions. There were none. Motion was made by Osborn and seconded by Heyer to approve the request.

**ROLL CALL: 4 Yeas; 0 Nays; 3 Absent (Scott, Collins and Cors)**  
**Motion carried 4-0-3.**

CC Salyer read Item #7 on the agenda. **Review Petition to amend the Zoning Ordinance, regarding Short Term Rentals.** CD Nyberg spoke about amending the Ordinance to add Short Term Rental as a special use in the R-1A One-Family Dwelling District, R-1 One -Family Dwelling District, R-2, One-Family Dwelling District, R-3 One Family Dwelling District, B-1 Neighborhood Business District, B-3 Limited Business District, and B-4 Limited Business District. This amendment would add Short Term Rental as a special use in sections 4.4-3, 4.5-3, 4.6-3, 4.73, 4.11-3, 4.13-3, and 4.14-3 respectively. The special use permit would not transfer with the property. Short-Term Rentals must pass a yearly inspection.

Chair Oldenettel asked for further discussion or questions. There were none. Motion was made by Heyer and seconded by Little to approve the request.

**ROLL CALL: 4 Yeas; 0 Nays; 3 Absent (Scott, Collins and Cors)**  
**Motion carried 4-0-3.**

**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 6:38 p.m.

Recorded by City Clerk Angela Salyer.