

**PLANNING COMMISSION MEETING
Wednesday March 8, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Scott Rathbun, Tracy Taylor, Ron Schlipf, Mayor pro-tem David Slagel, Superintendent Leroy McPherson, and Planning Commission Secretary Stephanie Houser.

Review of minutes for January 11, 2017 and February 8, 2017: Motion by Scott, second by Tracy.

Rick Wilson discussed wanting ideas about how to promote local businesses and ways to support them.

John Livengood received a revolving loan from the City to remodel and re-open Benchwarmer's Pub as Livengood's Grille and Pub. They are hoping to open sometime in May.

Crop Production Services is currently staking out their water main. It will go to the highway, past Ziegenhorn's property, and up to the Traub's property. This will open up areas for future development south of CPS.

The Popejoy's have purchased property on East Elm Lane. They will be subdividing it and will need the City Council to vote to approve the subdivision as a Planned Unit Development. This means they will not be subject to City rules, but will also not receive any maintenance from the City. City water is already available, therefore, they will have to tap onto the City's main and pay the tap on fees. The road will be widened and an area to turn around will be available to make accessing firetrucks, emergency vehicles, and everyday use easier.

After reviewing the Popejoy property on East Elm Lane the Planning Commission recommended they be allowed to develop as a Planned Unit Development. The motion was by Ron and second by Tracy. All were in favor.

Joe Bachtold was in attendance at the Planning Commission meeting to discuss his plans to build a home in the Bachtold subdivision north of First Street. The subdivision was laid out before the City zoning in 1969, therefore, Leroy McPherson suggested that the city waive any requirements to the City ordinance.

The City of Fairbury suggested the Planning Commission allow Joe Bachtold to build in the Bachtold subdivision, which was a subdivision prior to City zoning. The Planning Commission voted to waive the requirements of the city ordinance. Motion was by Scott and second by Tracy. All were in favor.

Gutwein Quality Doors will be the newest addition on Traub's property across from Alexander's Lumber and next to Hicksgas. They will be putting in their own entrance. Gutwein asked that the Planning Commission and City Council vote to allow them to annex the property and show it as commercial according to the Comprehensive Plan. The motion was by Scott and second by Tracy. All were in favor.

Motion to Adjourn: Tracy, second by Scott

Stephanie Houser PC Secretary