

**PLANNING COMMISSION MEETING
Wednesday January 11, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Ron Schlipf, Jeremy Leman, Ken Fehr, Tracy Taylor, Scott Rathbun, Superintendent Leroy McPherson, Mayor Lynn Dameron and Planning Commission Secretary Stephanie Houser.

Review of minutes for November 9, 2016: Motion by Scott, second by Ron

Greg Benoit will no longer be a member of the Planning Commission. There is now an open spot for an interested person.

Crop Production has started building. They are in the process of putting up 5 buildings and a possible million gallon storage container.

R & D's Liquors has moved to 113 W Locust. They will no longer have gas or gaming, but are still selling liquor and specialty teas. The City is unsure of the future of the old Randall's building as of late.

The Langstaff building is now owned by the City and has several interested parties looking to purchase the building. If the building is purchased the City has stated the person will have to replace the roof immediately to prevent further deterioration and there will be a time table of when the building will have to be restored.

Gutwein Quality Doors is looking to purchase 1 ½ acres of the Traub property next to Hicksgas to rebuild their business. The Planning Commission voted to bring to property in as commercial. There was a motion by Scott and a second by Tracy. All were in favor.

The previous Edelman Auction House on the corner of First and Locust streets is still being looked at as a possible place for a race car museum on the corner of First and Locust streets.

Fairview Haven's Assisted Living Memory Support House is in the development stages. They are currently working on getting easements and the water main put in.

Motion to Adjourn: Tracy second by Ken

Stephanie Houser, PC Secretary

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

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Scott Rathbun, Tracy Taylor, Mayor Lynn Dameron, Superintendent Leroy McPherson, and Planning Commission Secretary Stephanie Houser.

Due to lack of attendance they were unable to vote, therefore, the meeting was used as a discussion.

Crop Production Services is moving ahead with their plans. They are running a water main through the highway and then bringing it back to Traub's property, and then to CPS.

The Walton Centre and Lost Arts sidewalks are still being considered for repair. The city is now able to use the money in the Economic Development account. They are currently talking to engineers and will do the Lost Arts sidewalk first when the repairs begin.

Gutwein has the area staked out on the Traub property and are currently working on the entrance by Hicksgas. They will need the annexation approved by the City Council in order to get the permit to start building.

RD's Liquors has moved to Locust street. The building on Oak Street is currently empty. There have been no talks about anything moving into the property at the current time.

A newspaper ad will be placed for bids on the **Langstaff building**. There is an interested party wanting to purchase the building and will be looking to put a roof on and replace the broken windows.

The Rotary Club is selling tickets to generate money to replace the old signs on the east and west sides of town. The signs will show some landmarks of Fairbury on them and feature buildings and activities that Fairbury is known for such as the races and the fair. These signs should last approximately 15 to 20 years.

Stephanie Houser PC Secretary

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

**PLANNING COMMISSION MEETING
Wednesday April 12, 2017
Fairbury City Hall Basement**

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

Review of minutes for March 8, 2017: Motion by Tracy, second by Jeremy

The city has entered into a contract for the Langstaff building with Shawn and Tanya Wells. The Wells' are planning on opening a business and possibly having an apartment in the upstairs of the building. They will be preserving the façade and putting on a new roof in the near future.

Jamie Gibson is putting up a building on his property for his detailing business.

Based upon the development of county road 2275, which is mostly commercial, the Planning Commission voted to recommend letting Jamie Gibson put up a building with permission from the county.

Motion by Jeremy, second by Ron. All were in favor.

Mark Trainor was in attendance and will be appointed by the City Council at the April 19th meeting to take Greg Benoit's place on the Planning Commission.

Motion to Adjourn: Tracy, second by Jeremy

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday May 10, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Ron Schlipf, Jeremy Leman, Scott Rathbun, Mayor David Slagel, Superintendents Leroy McPherson and Brett Ashburn, and Planning Commission Secretary Stephanie Houser.

Review of minutes for April 12, 2017: Motion by Jeremy, second by Ron

The Gutwein property has been bought. They should have the paperwork to finish the annexation by the next council meeting on May 17, 2017. They will then be able to start running the sewer.

The Goembel property south of the Metz subdivision has a potential buyer.

There is a potential buyer for the property north of the trail. They are discussing paperwork for easements and a water main. The additional water main would extend from 1st to 4th streets. If purchased they would look into developing subdivisions on both sides of 7th street.

The Wells are waiting on the paperwork for the Langstaff building from the abstract office in Pontiac. Once the paperwork is received they can start construction on the building.

Motion to Adjourn: Scott, second by Ron

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday June 14, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Ron Schlipf, Jeremy Leman, Tracy Taylor, Superintendents Leroy McPherson and Brett Ashburn, and Planning Commission Secretary Stephanie Houser.

Review of minutes for May 10, 2017: Motion by Tracy, second by Ron

Gutwein is officially in the city limits. City council approved the signed paperwork at the last council meeting.

The water main north of the trail and Baptist Church has been approved by the city. They are waiting for the owners' signature for the go ahead. There are 3 people looking at the property for possible residential and farmland development. The water main will go out to the pool and up to Columbia Street.

The city is waiting for signatures' and payments from Crop Production to convert the easement agreement from CPS to the City.

Construction has begun on the 4th and Locust street sidewalks in front of the Lost Arts building. The project will have to meet ADA requirements, therefore, new rails are being ordered and the project is projected to take about 3 weeks. Also, a new water main will have to be installed.

The city has been working alongside Dale Maley to renovate Marsh Park. Popejoy Plumbing has graciously donated their resources and labor for the sewer and water plumbing.

Varsity Screen Printing is looking to expand and would like a building close to the highway or for land on Highway 24.

Motion to Adjourn: Jeremy, second by Tracy

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday July 12, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Scott Rathbun, Jeremy Leman, Tracy Taylor, Ken Fehr, Leroy McPherson, Superintendent Brett Ashburn, and Planning Commission Secretary Stephanie Houser.

Review of minutes for June 14, 2017: Motion by Scott, second by Tracy

The Ziegenhorn easement is finished. The City is waiting on payment from Crop Production Services.

Charlie Hoselton is buying 1 ½ lots of Jim Walter's property south of The Tarp Shop. He will be building a bigger shop for his screen printing business.

Harlan Knapp has been in talks with the City of Fairbury about building a garage for his truck repair business. He is looking to build behind Fairbury Fastener.

The Lost Arts Sidewalk is completed, and the City is waiting on the railings to finish the project. There is now parallel parking on the East side of the building. A new water main has also been put in.

Scott Rathbun is resigning his position on the Planning Commission. Leroy McPherson will be replacing him.

The Planning Commission made a motion to approve the appointment of Leroy McPherson. Motion by: Scott, second by Jeremy. All were in favor.

Motion to Adjourn: Ken, second by Scott

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday August 9, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Jeremy Leman, Tracy Taylor, Ron Schlipf, Leroy McPherson, Superintendent Brett Ashburn, Mayor David Slagel and Planning Commission Secretary Stephanie Houser.

Review of minutes for July 12, 2017: Motion by Tracy, second by Jeremy

Leroy McPherson was welcomed as the newest member of Planning Commission

The council has approved the bid package for materials for the 7th street water main. The water main will go from 1st street to 7th street on the north side of the trail. It will be a 12" main that will tie into the current 8" main from 4th street to Columbia and then to 7th street. A sewer already exists, therefore, the addition of the water main will allow for future development and expansion.

Someone Else's Treasure on Locust Street is going out of business.

Fairview Haven's Serenity Villa is currently being constructed. It will feature 18 units with a spa and a putting green.

Charlie Hoselton has started construction on his new, larger, screen printing business. Miller Trim Works will also be located in the building.

The Crop Production water main is finished. Construction can now begin on their buildings.

The Planning Commission made a motion to give Leroy McPherson the authority to work with Ty Eshelman from Farnsworth to update the city maps.

Motion by: Jeremy, second by Ron. All were in favor

CVS took over Doc's Pharmacy.

The loan agreement for the sewer renovation has been passed. It will be an EPA loan for 24,900,000 with a 1% interest for 30 years. The City may be eligible for a possible 15% interest forgiveness in the future.

Motion to Adjourn: Tracy, second by Ron

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday September 13, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Jeremy Leman, Mark Trainor, Ron Schlipf, Leroy McPherson, Superintendent Brett Ashburn, Mayor David Slagel and Planning Commission Secretary Stephanie Houser.

Review of minutes for August 9, 2017: Motion by Leroy, second by Mark

The upgrading of the city maps is on hold until Farnsworth gives the City a price and it is then approved by the City Council.

The materials are ready for the water lines that will connect 1st street to 7th street. It will also be connected to Fairview Haven's Serenity Villa.

Rick Wilson has a person interested in converting a house into a Bed and Breakfast. The estimated time for opening should be around the first of the year. It will be an Airbnb rather than a traditional Bed and Breakfast.

The City will be making a list of any vacant properties including businesses, homes, lots, etc to be used for any person looking to buy a home or start a business in Fairbury.

Dave and Kitty Treddenick are building a storage building behind K&S on the gravel lot. It will be used for personal storage.

Motion to Adjourn: Motion by Ron, second by Leroy

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday October 11, 2017
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Jeremy Leman, Mark Trainor, Ron Schlipf, Leroy McPherson, Mayor David Slagel and Planning Commission Secretary Stephanie Houser.

Review of minutes for September 13, 2017: Motion by Mark, second by Ron

Rotary Club has acquired enough money to install lights on the Fairbury racing signs. The Fairgrounds contributed the rest of the money needed for the project.

Marsh Park is almost finished. Grass seed still needs laid and the lights need installed.

Rick Wilson stated that a Fairbury resident is still interested in opening a Bed and Breakfast around the first of next year.

Marchelloni's is for sale. John Strong is wanting to sell it in 3 parcels with them being the bowling alley, Marchelloni's and then the right side for another business. He will have to meet City requirements before being able to split it into parcels.

The Munz-Hermes building has been sold to Joanna Meister. She will be moving her salon and spa business to the building in the near future.

The Boys and Girls Club is now in conjunction with the Pontiac club. Jodi Martin has taken over as the administrator for both. Eventually they will be joined with the Pontiac as the Livingston County Boys and Girls Club, but will still remain two separate locations.

Dustin Williams property on Oak Street has been cleared by the EPA.

Motion to Adjourn: Motion by Jeremy, second by Mark

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday January 10, 2018
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Jeremy Leman, Tracy Taylor, Ron Schlipf, Leroy McPherson, Mayor David Slagel, City Superintendent Brett Ashburn, and Planning Commission Secretary Stephanie Houser.

Review of minutes for October 11 2017: Motion by Leroy, second by Jeremy

Marchelloni's is for sale. It will be split into 3 parcels as a Private Unit Development that can be sold individually or all together. The parcels will consist of the bowling alley, pizza restaurant, and the banquet area.

Phil Daniels is wanting to build on his property on 2300 Road and will break it into 2 parcels.

The Planning Commission voted to approve building on the Daniels property.

Motion by Leroy, second by Tracy. All were in favor

The water line north of town is finished. It will run through 4th, 1st, and 7th streets. This will now open the land for more development.

The Combined System Overflow Project is being implemented. The City is working on gathering easement agreements from property owners that will give the City the right to install infrastructure in the ground on their property for utility purposes.

Motion to Adjourn: Ron, second by Tracy