

**PLANNING COMMISSION MEETING**  
**Wednesday January 15<sup>th</sup>, 2020**  
**Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Members present were Chairman Rick Wilson, Jeremy Leman, Tracy Taylor, Rebekah Fehr, Michael Blackwell, and Ron Schlipf. Also in attendance were City Superintendent Brett Ashburn, City Clerk and Zoning Administrator Nancy Widlacki, and Planning Commission Secretary Alex Voorheis.

Chairman Wilson opened the meeting with returning to the November, 2019, discussion regarding the R2-A designation and allowance of modular homes in the R2 district. The Planning Commission discussed allowing it, but wanted to, in detail, discuss stipulations such as roof pitch, permanent foundations, and the width of the homes.

**Zoning Administrator Nancy Widlacki** joined the Planning Commission to talk about the zoning codes for the proposed modular or manufactured homes in the R2 district.

**Rick Wilson** asked what is the ordinance already. Nancy read "manufactured home having a minimum of 750sq feet and must have a masonry skirt in the R2-A district."

**Nancy Widlacki** further discussed that R2-A is the district where modular homes could be placed or built. There is not an R2-A district. R2-A is a proposed district in the current City of Fairbury's zoning code. What is being asked of the Planning Commission is to recommend, with restrictions, allowing modular and manufactured homes in an R2 district. The R1 district is single family only. Timber Ridge, Metz Estates, and Oak Grove Road are R1. The rest of the city is R2 or commercial.

The options are to leave R2-A as-is or allow manufactured and modular homes to infiltrate into commercial and R2 districts with restrictions to look aesthetically pleasing.

The Planning Commission discussed allowing the manufactured and modular homes with restrictions, keeping the integrity of the community in mind, in the R2 districts.

**Motion by Chairman Wilson** to allow modular or manufactured homes in R2 with restrictions such as a permanent foundation, requirement of a minimum roof pitch of 4/12, a square footage minimum of 750 sq. ft, and a 20ft minimum width requirement.

Second by Leman. Motion carried unanimously.

Motion to adjourn: By Wilson, second by Leman at 12:30pm.

Alex Voorheis, PC Secretary