

**PLANNING COMMISSION MEETING**  
**Wednesday March 11<sup>th</sup>, 2020**  
**Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Members present were Chairman Rick Wilson, Leroy McPherson, Michael Blackwell, and Jeremy Leman. Also, in attendance were Mayor David Slagel, City Superintendent Brett Ashburn, and Planning Commission Secretary Alex Voorheis.

**Review of minutes from February 12<sup>th</sup>, 2020: Motion by Blackwell, second by Leman. Motion carried unanimously.**

The City Council has gone over the motion that was made from the Planning Commission on January 15<sup>th</sup>, 2020. They have since, sent the motion back to the Planning Commission requesting clarification from the Planning Commission on their idea of a permanent foundation.

**Chairman Rick Wilson** explained. The goal is not to eliminate modular or manufactured homes. It is to ensure future modular or manufactured homes do not appear as mobile homes in residential areas. It is the suggestion of the Planning Commission that a modular or manufactured home will sit on top of a permanent foundation where it is not moved again after being placed. With the suggestion of the roof pitch and the 20ft minimum width requirement, it is intended that doing so the home will look more residential and not hurt the appearance of the homes located around the modular or manufactured homes.

A discussion ensued about what should be recommended to the Council.

After much discussion, it was decided that it would be the job of the Council to decide whether or not they would allow manufactured homes in an R2 district. The restrictions by the Planning Commission were meant as a suggestion to the Council as to what the criteria of the manufactured homes should meet.

**Motion by Chairman Wilson** to resubmit original recommendation to the council.

Second by McPherson. Motion carried unanimously.

Motion to adjourn: By Wilson, second by McPherson at 12:50pm

Alex Voorheis, PC Secretary

# CITY OF FAIRBURY

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TO: Rick Wilson and Planning Commission Members  
FROM: Nancy Widlacki, City Clerk  
SUBJECT: Modular and Manufactured Homes  
DATE: March 5, 2020  
CC: Brett Ashburn, City Superintendent

Rick,

The Mayor and City Council considered the Planning Commission's request to allow modular and manufactured homes in an R2 district with restrictions of a permanent foundation, a minimum roof pitch of 4/12, a minimum of 750 sq ft and 20 ft minimum width but is sending the recommendation back to the Planning Commission for the following reasons:

1. Define permanent foundation
2. Change 20 ft minimum width to 24 ft minimum width

Please consider the Council's request and act accordingly.

Nancy