

PLAN COMMISSION

September 17, 2013 7:30 PM

MEMBERS PRESENT: Blake O'Mara, John Hedinger, Roy Middendorf, Bruce Bockover, Glenn Tebbe, Kevin Fleetwood.

Glenn Tebbe, President, called the meeting to order at 7:30 PM.

All members present by verbal indication.

Roy moved to accept corrected minutes from last meeting and John seconded. Correction was to spell Stephen instead of Stephan.

A-Unsafe building update:

1-Julie Beaubien representing partnership that is to update and the old Decatur Hotel reported that plan is to clean out building and start construction after purchasing and closing in October of 2013. Mr. Larrison also attended meeting and is presently purchasing on contract until then. Construction is to be done by January 2015. Various tasks to be completed included facilitating roof drainage by replacing roof and to have a beautiful facelift with ultimate goal of 4 buildings remodeled which include the old 'Y' and apartments behind the 'Y.'

2-Gloria Paraz who represents the two investors in the dress factory building and the damage problem said there were two potential buyers of the property-one local and one out of town. The local potential investor wants to do 12 upscale apartments. The other potential buyer wants to convert the building to low-income, section 8 housing. It is presently zoned for multi-family. The damage continues. Ms. Paraz expects apartments to ultimately be section 8 low income apartments. She is going to check to see if the building might be listed as a national historic building.

Glenn raised a concern regarding the fact that the building was not secured in a timely fashion following the July meeting. It was represented at that meeting that "it was a major problem "but the fact that the windows and other security measures were not completed until September indicates that a second decision was made by the administration. Discussion followed as to who has authority to order and to determine how safety matters are addressed.

Discussion followed as to whether teeth should be put into correcting the safety problems or should someone be on call. According to Gary we can fix safety problem without getting bids.

3-Wilson residence - Mr. Adkins did not show but Chris Stephen noted that the tax sale certificate is being held up due to negotiations of money. Agreement has been reached and exterior cleanup should start up as soon as certificate is transferred.

4-Finley residence-Fire Chief Chasteen said the house will be cleaned up as soon as he has spoken with contractor or representative of the owner.

B-Gary Murray brought up the possibility of a rezone request of possible Menard's parcel by present owner. The commission was open to hearing from the property owner but also wondered if it was necessary as the petition could still be brought to the City Council. The request could be resubmitted next year whether there is a plan or no plan.

C-Discussion came about with several questions:

*Should we seek more clarification of ordinance regarding downtown building structural and minimum maintenance requirements?

*Should there be specific timeline for correction of unsafe conditions of buildings?

General consensus was that the letter to owners should be more specific re: nature of the problem. Planning Commission has power to levy fines if building owner does not attend meeting when requested to explain why problems not taken care of. Chris is to redefine letter and submit at 10/15 meeting.

Meeting was adjourned by President Glenn at 8:57 PM.

President

Secretary