

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, May 2, 2019 at 5:00 PM**

**Call to Order**

The May 2, 2019 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Chairman Bryan Humphries in the Council Chambers of the Wilmington City Hall.

**Roll Call**

Upon Roll Call by the Clerk the following members answered “Here” or “Present”:

Commissioners Humphries, Clennon, Jones, Kulpa, Tryner and Smith

**Commissioner’s Absent**

Wysocki

**Quorum**

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

**Other Officials in Attendance**

Also in attendance was the Deputy City Clerk/City Administrator Joie Ziller

**Approval of Minutes**

Commissioner Tryner made a motion and Commissioner Jones seconded to approve the February 7, 2019 Planning & Zoning meeting minutes as written and have them placed on file after amendment is made

Upon roll call, the vote was:

**AYES:**     5   Tryner, Jones, Humphries, Clennon, Kulpa

**NAYS:**     0

**ABSTAIN** 1   Smith

**ABSENT:** 1   Wysocki

Motion passed.

**Public Hearing**

Petitioner:   Tyler Issert

Location:     Kahler Road & Chesson Court  
                  [PIN 09-18-31-300-023-0010 & 09-18-31-300-023-0020]

Request:      Annex into the municipal corporate limits and for re-zoning pro located on Kahler Road and Chesson Court to an A1-Agricultural classification subject to a variance in lot size from 10 acres to 6.297 acres and for a variance for an accessory structure

to be constructed prior to a single-family residence

Commissioner Smith made a motion and Commissioner Tryner seconded to open the public hearing at 5:03 p.m.

Upon roll call, the vote was:

**AYES:**     6 Smith, Tryner, Jones, Humphries, Clennon, Kulpa

**NAYS:**     0

**ABSENT:** 1 Wysocki

Motion passed.

Petitioner Tyler Issert informed the Commission that he is requesting the City accept and approve the annexation and development agreement for the entire 6-acre site to include annexation of 3.98 acres with A-1 zoning classification, a map amendment for the approximate 2.93 acres from R-1 to A-1 zoning classification. Mr. Issert is also requesting a variance in the A-1 Agricultural District zoning classification from minimum contiguous acreage requirement of 10 acres to 6 acres and a variance to allow construction of an accessory building 40' x 72' in size prior to construction of the residence.

Administrator Ziller explained to the Commission that the City maintains the lift station on the southern portion of the property owned by Mr. Issert. In addition to the lift station and access drive there is also a City gravity sanitary sewer, sanitary forcemain and watermain that traverse that southern portion of said property. Mr. Issert will grant the required easements for the utilities and deed the lift station property and access driveway to the City. The agreement will provide dedication of right-of-way for Kahler Road frontage of the property.

Commissioner Jones made a motion and Commissioner Kulpa seconded to open the public hearing at 5:11 p.m.

Upon roll call, the vote was:

**AYES:**     6 Jones, Kulpa, Smith, Tryner, Humphries, Clennon

**NAYS:**     0

**ABSENT:** 1 Wysocki

Motion passed.

### **Commissioners Review/Approval/Recommendation**

Commissioner Jones made a motion and Commissioner Kulpa seconded to recommend approval to City Council of the annexation petition and to rezone the entire 6 plus acres as described in the petition to the A-1 Zoning District along with a variance for the required lot size from 10 acres to 6.297 acres (less the area to be dedicated to the City of Wilmington) and also, a variance to permit the construction of an accessory structure for agricultural purposes prior to the construction of a principle residence on the property.

*Discussion: Commissioner Tryner questioned if the Kahler Road easement was wide enough allow for future water and sewer line expansion.*

*Follow-up: Administrator Ziller did contact City Engineer Tonelli and verified that the easement is the standard width.*

Upon roll call, the vote was:

**AYES:**     6 Jones, Kulpa, Smith, Tryner, Humphries, Clennon

**NAYS:**     0

**ABSENT:** 1 Wysocki

Motion passed.

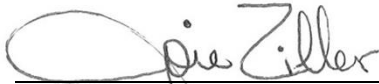
**Public Comment**

No public comment was made.

**Adjournment**

Motion to adjourn the meeting made by Commissioner Tryner and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on May 2, 2019 adjourned at 5:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joie Ziller". The signature is written in dark ink and is positioned above a horizontal line.

Joie Ziller  
Deputy City Clerk