

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, November 7, 2019 at 5:00 PM**

**Call to Order**

The November 7, 2019 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:36 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, Jones, Kulpa, Wysocki

**Commissioner’s Absent**

Clennon, Tryner and Smith

**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 and Building Inspector Rick Smith

**Approval of Minutes**

Commissioner Jones made a motion and Commissioner Kulpa seconded to approve the August 15, 2019 Planning & Zoning meeting minutes as written and have them placed on file after amendment is made

Upon roll call, the vote was:

**AYES:**        4   Jones, Kulpa, Wysocki, Humphries

**NAYS:**        0

**ABSENT:**    3   Clennon, Smith, Tryner

Motion passed.

**Public Hearing**

Petitioner:     Mill Street Investments, LLC

Location:       Northeast Corner of Mill and Main  
[PIN 03-17-25-330-003-0000]

Request:        Planned Unit Development “PUD” along with Variances for a PUD

Commissioner Humphries announced that a quorum was not present and the public hearing for the proposed new construction of Fox’s Pizza could not be held this evening as he has an interest in a business that may submit a bid to construct the proposed building; therefore, he has to recuse himself from the discussion and recuse himself from the vote. This public hearing will be rescheduled to a later date and the City will be responsible for the costs associated with the public hearing notices and publications.

## **Public Hearing**

Petitioner: Jeffrey Hubrich  
Location: 330 North First Street  
[PIN 03-17-26-404-020-0000]  
[PIN 03-17-26-404-007-0000]  
Request: MAP Amendment

Commissioner Kulpa made a motion and Commissioner Wysocki seconded to open the public hearing at 5:39 p.m.

Upon roll call, the vote was:

**AYES:**        4    Kulpa, Wysocki, Jones, Humphries  
**NAYS:**        0  
**ABSENT:**    3    Clennon, Smith, Tryner

Motion passed.

Jeffrey Hubrich, petitioner, introduced himself to the Commission and explained why he is making the request to re-zone his properties First Street to I2, Light Industrial. Mr. Hubrich plans to use the property as a classic car dealership.

Commissioner Jones made a motion and Commissioner Wysocki seconded to close the public hearing at 5:56 p.m.

Upon roll call, the vote was:

**AYES:**        4    Kulpa, Wysocki, Jones, Humphries  
**NAYS:**        0  
**ABSENT:**    3    Clennon, Smith, Tryner

Motion passed.

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

Commissioner Jones made a motion and Commissioner Wysocki seconded to recommend approval to the City Council of the Map Amendment the properties at 330 N. First Street [PIN 03-17-26-404-020-0000 & PIN 03-17-26-404-007-0000] to I2, Light Industrial

Upon roll call, the vote was:

**AYES:**        4    Kulpa, Wysocki, Jones, Humphries  
**NAYS:**        0  
**ABSENT:**    3    Clennon, Smith, Tryner

Motion passed.

## **Gary VanDuyne – variances for proposed new home**

Prior to completing the necessary paperwork Gary VanDuyne wanted to discuss the construction of his new home on a corner lot at Oak. Mr. VanDuyne will need variance on setbacks due to the size of the lot, size of the house and position of the house. The Commission recommended that he speak with the property owners surrounding the property to see how they felt about his project since he had not yet purchased the property.

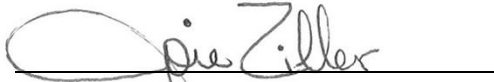
**Public Comment**

No public comment was made.

**Adjournment**

Motion to adjourn the meeting made by Commissioner Jones and seconded by Commissioner Kulpa. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on November 7, 2019 adjourned at 6:25 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