

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: September 7, 2017

TIME: 7:30 P.M.

PLACE: Urbana City Building
Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Barry Ackerson, Jane Billman, Andrew Fell, Tyler Fitch, Lew Hopkins, Nancy Esarey Ouedraogo, David Trail, Daniel Turner

MEMBERS EXCUSED: Christopher Stohr

STAFF PRESENT: Lorrie Pearson, Planning Manager; Christopher Marx, Planner I

OTHERS PRESENT: There were none

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Fitch called the meeting to order at 7:30 p.m. Roll call was taken and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes from the August 10, 2017 regular meeting were presented for approval. Mr. Ackerson moved to approve the minutes as presented. Mr. Trail seconded the motion. The minutes were then approved by unanimous voice vote as written.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

Case No. CCZBA-869-AM-17: A request by Stonetown Woodland Acres, LLC, via agent Michael Friend, to amend the Champaign County Zoning Map for 2200 East University Avenue to change the zoning district designation of the eastern 150 feet of the property from R-1, Single Family Residence, to R-5, Manufactured Home Park AND the 1.66 acre lot on the west end from B-2, Neighborhood Business, to R-5, Manufactured Home Park to operate the expansion and use of an existing, nonconforming manufactured home park as a Special Use with waivers.

Chair Fitch opened this case on the agenda. Lorrie Pearson, Planning Manager, gave the staff report. She explained the process and presented background information on the subject property. She noted the zoning, existing land use and future land use of the proposed site and of the surrounding adjacent properties. She talked about the County R-5, Mobile Home Park Zoning District and how it would convert to the City's AG, Agriculture Zoning District upon annexation. She stated City staff's recommendation that the Plan Commission recommend to City Council to defeat a resolution of protest.

Chair Fitch asked if any members of the Plan Commission had questions for City staff.

Mr. Hopkins wondered what type of cases there might be where the Sanitary Annexation Agreement would not apply. Ms. Pearson explained that the Agreement set forth a list of subdivisions that were exempt.

Mr. Fitch asked for clarification about what the Plan Commission was to consider. Is the Special Use not in the Plan Commission's purview? Ms. Pearson replied no. The County held many meetings at which many neighbors came out to speak in opposition of the rezoning. The owners negotiated with the neighbors and she believed that those neighbors are now satisfied with what is being presented. Champaign County will consider the Special Use Permit, and City staff will execute an annexation agreement and include the Special Use Permit as part of it assuming it does not conflict with anything that the City needs.

Mr. Fell inquired if the parcels were all owned by the same person or business. Ms. Pearson said yes. Mr. Fell asked if the owners knew when they purchased some of the lots that they were not zoned for mobile homes. Ms. Pearson replied that City staff does not know when the owner(s) discovered that they needed a map amendment. There was some confusion at the Champaign County level about where the R-1, Single Family Residence Zoning District property line began.

Mr. Fell wondered if a property was inside City limits and the owner did something that was not allowed by right, would it be justified to rezone the property to resolve the problem. Ms. Pearson stated that the owners have not expanded the mobile home park yet. She is not sure when each parcel was zoned as it currently is – if it was before or after the mobile home park was established around 1973.

Ms. Billman inquired about what changes the neighbors wanted. Ms. Pearson stated that the installation of an opaque fence and not having direct access onto Smith Road were two big concerns in the negotiations. She described the layout of the existing mobile home park.

Ms. Billman noticed that there were not any signs posted about this meeting. Ms. Pearson explained that the City staff would not post any signs because this case did not require a public hearing. They only post notices for public hearings.

With no further questions for City staff, Chair Fitch opened the case for public input from the audience. There was none, so Chair Fitch closed the public input portion of the case and opened it up for Plan Commission discussion and/or motion(s).

Mr. Hopkins moved that the Plan Commission make a recommendation to the City Council to defeat a resolution of protest for Case No. CCZBA-869-AM-17. Ms. Billman seconded the motion. Roll call was as follows:

Mr. Ackerson	-	Yes	Ms. Billman	-	Yes
Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Ouedraogo	-	Yes
Mr. Trail	-	Yes	Mr. Turner	-	Yes

The motion passed by unanimous vote. Ms. Pearson noted that this case would be forwarded to City Council on September 18th. She also announced that the case was scheduled to be reviewed by the Environment and Land Use Committee (ELUC) at 6:30 p.m. this evening and will go before the Champaign County Board on September 21st.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Ms. Pearson gave a staff report on the following:

- The Borchers' Annexation Agreement and Rezoning were approved by the Urbana City Council.
- Champaign County is still considering the condition recommended by the Urbana Plan Commission in Case No. CCZBA-873-AT-17 regarding Home Occupations. If they come back with significant language changes to the text amendment or if they do not address the condition, then City staff will bring the case back to the Plan Commission. If they address

the Plan Commission's condition and the language is the same, then the case will be forwarded on to the Urbana City Council.

- There is a 30-day comment period for the Curtis Road Corridor Study from September 5th thru October 5th. There will be a public meeting to go through the draft and gather input on Thursday, September 21st from 6:00 p.m. to 7:30 p.m. Regional Planning Commission staff will also be making a presentation on Monday, September 11th at the Committee of the Whole meeting. They welcome people's comments.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Lorrie Pearson, Secretary
Urbana Plan Commission