

MINUTES OF A SPECIAL MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: May 29, 2014

TIME: 7:30 P.M.

PLACE: Urbana City Building
Second Floor Executive Conference Room
400 South Vine Street
Urbana, IL 61801

MEMBER PRESENT: Carey Hawkins-Ash, Andrew Fell, Tyler Fitch, Bernadine Stake, Marilyn Upah-Bant

MEMBERS EXCUSED: Maria Byndom, Lew Hopkins, Dannie Otto

STAFF PRESENT: Jeff Engstrom, Planner II; Maximillian Mahalek, Planning Intern

OTHERS PRESENT: Roger Meyer, Marcus Harris

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. COMMUNICATIONS

There were none.

4. OLD BUSINESS

Plan Case No. 2233-S-14: A request by Marcus Harris for approval of a Preliminary Plat and a Final Plat for the Countryside Second Subdivision, to be located east of Cottonwood Road and north of Anthony Drive (on a site currently zoned County AG-2, Agricultural, and CR, Conservation-Recreation).

Chair Fitch opened this case, and Mr. Fell recused himself from the discussion.

Jeff Engstrom, Planner II, presented this case to the Plan Commission. He explained that the reason why the petitioner, Mr. Harris, needs re-approval of the Preliminary Plat and Final Plat is because, even though the Preliminary Plat and Final Plat were approved by the City Council in June of 2013 (Ordinance No. 2013-06-053), the subdivision was not recorded due to drainage considerations and the cost of installing a new public street. The revised Preliminary Plat and Final Plat no longer contain a public street, as lots have been rearranged to provide access to the existing streets. Drainage concerns have been addressed through the creation of a detention basin located on an out lot.

Mr. Engstrom noted that this site was located in the city's extraterritorial jurisdiction, all lot lines had been defined, and that all utilities had been provided within regulation. He also stated that the petitioner was requesting to defer construction of sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive, as the adjacent sites are not yet developed, and there are no existing sidewalks to connect to.

Mr. Engstrom read the options of the Plan Commission, and presented staff's recommendation of approval for both the Preliminary Plat and Final Plat, as well as for the deferral of the construction of the sidewalks.

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

Ms. Stake expressed her concern for the lack of sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive, and enquired why this was so. Chair Fitch stated that this question could be answered by the petitioner.

There were no other questions for City Staff, and Chair Fitch opened the hearing for public input. Moreover, he reiterated that if anyone had questions for the petitioner, they could address him.

Ms. Stake asked the petitioner why sidewalks would be absent along the east side of Cottonwood Road and the north side of Anthony Drive. Mr. Harris replied that no sidewalks currently reached the site, and that the nearest sidewalk was located a mile and a half away at the Beringer Subdivision. However, he also stated that once sidewalks reached the Country Side Second Subdivision externally, he would construct sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive.

Mr. Harris continued to describe the planned site, and how that each of the six planned lots would be roughly one acre to one and a half acres large. Furthermore, he stated that one existing home would be rehabilitated.

Mr. Ash asked if trees currently found on the site would be taken down. Mr. Harris replied that some trees on the eastern portion of the site may have to be taken down, but that the site would not be deforested. Moreover, he was planning to relocate several of the young growth trees found on the site and space them around the planned homes. Mr. Harris also mentioned that the lot located to the east of the site was part of the original Big Grove (and had been owned by the Smith family for a significant amount of time), and was likely to remain undeveloped.

Ms. Stake commented that the planned development sounded beautiful.

Mr. Harris noted that the site had been subdivided in 1962, but that those lots were nonconforming, as they required additional space for septic/multi-flow sewage systems and water wells. His new subdivision made the lots usable. Furthermore, he stated that the site, currently home to five and half acres of tillable land, was financially unfeasible for continued use as agricultural land (based on the capacities of modern-day farming technology).

There was no further audience input, so Chair Fitch closed the audience input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. Ash moved that the Plan Commission forward Plan Case No. 2233-S-14 to the City Council with a recommendation for approval with the requirement that sidewalks would be constructed along Cottonwood Road and Anthony Drive once sidewalks reached the site externally. Ms. Stake seconded the motion. With there being no discussion on the motion, roll call was as follows:

Mr. Ash	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Fitch	-	Yes			
Ms. Stake	-	Yes			

The motion passed by unanimous vote. Mr. Engstrom noted that this case would be forwarded to City Council on June 2, 2014. At this point, Mr. Fell rejoined the commission.

5. AUDIENCE PARTICIPATION

There was none.

6. STAFF REPORT

There was none.

7. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission