
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF FEBRUARY 11, 2002

CALL TO ORDER AND ROLL CALL

Chairman John Lewis called the meeting to order and Secretary Candy Smith called the roll. Those Commissioners present were: Pam Blickem, George Bridgewater, Pat David, Gene Endthoff, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Those Commissioners absent were Tom Brotcke, Bill Davey and Dave Hamilton. Other staff members present were City Administrator Bill Nicklas, Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty and Commission Attorney Peter Smith.

APPROVAL OF MINUTES

Approval of minutes of January 14, 2002

Motion

Commissioner Bridgewater moved to approve the minutes of January 14, 2002, and Commissioner David seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 9 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Bridgewater moved to approve the agenda and Commissioner Endthoff seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 9 - 0.

OLD BUSINESS

None

Commissioner Davey arrived at 7:03 p.m.

NEW BUSINESS

CONSIDERATIONS

A. Consideration of a Petition from Brian Grainger Construction, Inc. for a Special Use Permit and Subdivision Plat for the Properties Known as 1165-1167 Penny Lane and 1157-1159 Penny Lane in the Townsend Woods Planned Unit Development.

Administrator Nicklas explained that the Special Use Permit allowed for the transfer of each unit in fee simple and this request complied with the City's codes and ordinances, including common wall agreements, declarations of cross easement, and finding of fact.

Administrator Nicklas said that he would like to get Council's approval to receive limited administrative authority to allow for the approval of straightforward tasks such as this. Mr. Nicklas said that he did not want to diminish the authority of the Plan Commission, but felt that some matters could be eliminated from their jurisdiction.

Motion

Commissioner Lorence moved to approve a favorable recommendation with findings of fact and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were: Blickem, Bridgewater, Davey, David, Endthoff, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried 10 - 0.

B. Consideration of a Petition from Nancy Edwards for the Re-Subdivision of the Property at 204 West Elm Street.

Administrator Nicklas explained that two property owners bought the building formerly known as the Elm Street Clinic that contains two attached buildings. Nancy Edwards bought the west building for a real estate office and Mark Southern bought the east building to be converted into an exercise salon. The new owners needed to establish an easement for ingress and egress on the south side of the building in order to assure access to the interior building.

Motion

Commissioner Blickem moved to approve a favorable recommendation and Commissioner Davey seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried 10 - 0.

Commissioner Brotcke arrived at 7:11 p.m.

C. Consideration of an Administration Recommendation Regarding the Creation of a Regional Plan Commission.

Administrator Nicklas said that through the discussion with the Plan Commission and the City Council the consensus was a willingness to participate in issues that cross municipal boundaries such as storm water

management, transportation, race tracks, quarries, and land fills. Mr. Nicklas said that the City of Sycamore was not willing to relinquish authority over the City's land use planning area.

Commissioner Endthoff said he did not feel he had enough information, that as a new Commissioner he did not know exactly what they were voting on. Mr. Nicklas explained that this had been under discussion since November and they were voting to participate in the Regional Plan Commission that would be a work in progress.

Motion

Commissioner Davey moved to approve the recommendation and Commissioner David seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Henderson, Lorence, McBride, Wagley, and Lewis. Commissioner Brotcke abstained which according to the By-Laws shall be counted with the majority. Motion carried 11 - 0.

WORKSHOP

None

REPORTS

None.

PERSONS TO BE HEARD FROM THE FLOOR ON OTHER THAN AGENDA ITEMS.

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:18 p.m. and Commissioner Davey seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

Approve:

Chairman – John Lewis

Attest:

Secretary - Candy Smith