
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF OCTOBER 13, 2003

CALL TO ORDER AND ROLL CALL

Chairman John Lewis called the meeting to order and Deputy Clerk Bobbie Lundberg called the roll. Those Commissioners present were: George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis. Commissioner Dave Hamilton was absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES

Approval of minutes of the City Council/Plan Commission-Joint Workshop meeting of September 2, 2003. Commissioner Lorence corrected the minuets to read "Commissioner Lorence suggested reviewing impact fees annually and if not raised by ordinance, raise them each year by the cost of living. Not to read "Aldersperson Lorence".

Motion

Commissioner Lorence moved to approve the minutes as amended and Commissioner Bridgewater 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.

APPROVAL OF MINUTES

Approval of minutes of the regular Plan Commission meeting of September 8, 2003.

Motion

Commissioner Brotcke moved to approved the minutes and Commissioner McBride 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.

APPROVAL OF AGENDA

Manager Nicklas stated that Workshop item D had been withdrawn from the agenda at the petitioner's request.

Motion

Commissioner Bridgewater moved to approve the agenda as amended and Commissioner Lorence 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.

I. Action Items

A. Consideration of a Petition From Dr. Steven Glasgow for a Final Plat for the Bethany Business Campus.

Manager Nicklas explained that on February 17, 2003 City Council approved the preliminary plat for the 16-acre Bethany Business Campus. Dr Steven Glasgow returned with a final plat with a slightly different configuration for the interior public street running through the subdivision.

Motion

Commissioner Lorence moved to approve the petitioner's request and Commissioner Steczo seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 11-0.

B. Consideration of a Staff Recommendation to Vacate a Street Easement in the Menard Subdivision and Dedicate a Street Easement at a New Location.

Manager Nicklas explained that Menard's has petitioned the Commission to vacate the present road easement that would connect with the interior roadway in the Bethany Business Campus so that a new road easement can be legally established to the east of the present location.

Motion

Commissioner Lorence moved to approve the petitioner's request and Commissioner Steczo seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 11-0.

C. Consideration of a Petition From Joe Heyob for a Resubdivision of Lots 130 and 131 in Phase Four of the Heron Creek Planned Unit Development.

Manager Nicklas explained that Mr. Heyob owns Lots 130 and 131 in Phase Four of the Heron Creek P.U.D. He is requesting to reconfigure the common boundary to accommodate a unique architectural layout.

Motion

Commissioner Davey moved to recommend to City Council approval of the Resubdivision of Lots 130 and 131 in Phase Four of the Heron Creek Planned Unit Development and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 11-0.

D. Consideration of a Petition from DeKalb Associates for a Final Plat for Unit One of the Peace Road Crossings Commercial Subdivision.

Manager Nicklas explained that this was a reconfiguration of the layouts on final plats for lots to be sold for commercial purposes.

Motion

Commissioner David moved to approve the petitioner's request and Commissioner Lorence seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 11-0.

WORKSHOPS

A. Consideration of a Staff Recommendation to Revise Section 13.10 Paragraph 5 of the Sycamore Zoning Code to Revise the Schedule for the Allowable Number of Annual Permits Per Each New Planned Unit Development.

Mr. Nicklas explained that this matter was approved by City Council on October 6, 2003, but comes before Plan Commission because it will revise Section 13.02 Paragraph 5 of the Zoning Code. Prior to action being taken by Plan Commission a public notice must be published. This matter is introduced for discussion only and will be brought back to Plan Commission in November for further action.

Revised Residential Growth Control Regulation

Number of Dwelling Units on the Preliminary Plan	Dwelling Units Permitted Per Year as a Percentage of the Total Lots on the Preliminary Plan	Time Limit Before New Building Permits Are Issued Following Annexation
0 to 50 dwelling units	No Limit	No Time Limit
51 to 100 dwelling units	No More Than 35 per Year	One Year
101-200 dwelling units	25% or 40, whichever is lower	Two Years
201-300 dwelling units	20% or 50, whichever is lower	Three Years
301 to 400 dwelling units	18% or 60, whichever is lower	Four Years
401-500 dwelling units	15% or 70, whichever is lower	Five Years
Over 500 dwelling units	10% or 75, whichever is lower	Six Years

Commissioner McBride stated that he took the table to the school board for review with enrollment projections and also general and fiscal impact. The school board sent back general agreement that the regulatory framework is something that the school board supports as part of a multi-prong effort to get our arms around issues that so many people are anxious about. One prong is the regulatory framework that is passed into ordinance by City Council, another is impact fees or land acquisition, and another would be discussion at the early stages with serious developers with the school district so opportunity for negotiation for voluntary contribution. With that approach, the school board supports this part. The school board did request a joint

meeting with the City Council. They are meeting with the Mayor on Thursday October 16 and November 3 there will be a joint meeting with City Council at 6 pm.

B. Consideration of a Petition from Norm Adshade for a Preliminary Plat for the Brockville Estates Residential Subdivision.

Mr. Nicklas explained that this item is brought to Commission as a Workshop and not an Action Item as the petitioner requested because an easement is required with adjacent Overton property prior to further development.

Mr. Adshade stated there has been no agreement between himself and Ms Overton as of this meeting.

There will be no further discussion until resolved.

C. Consideration of a Concept Plan Submitted by Brad and Dave Sanderson for a Residential Subdivision at Peace Road and Freed Road.

Mr. Nicklas explained that Brad and Dave Sanderson are local builders who are interested in developing a portion of the farm property at the southeast corner of Freed and Peace Road for residential purposes. The concept plan depicts 47 single-family home sites and 26 townhouse units.

Mr. Nicklas also stated that there is a discrepancy between the large future land use maps that are on display in council chambers, his office, and at other various locations and the land use map in the comprehensive plan books. The land use map in the comprehensive plan book is correct.

Commissioner Lorence recommended a right turn lane on Freed Road going into the subdivision to avoid the possibility of accidents. Dave Sanderson of Sanderson Brothers Building and Development LTD agreed with the need for the right turn lane.

Commissioner David questioned the amount of guest parking if the pool and clubhouse were changed to accommodate townhouses.

Dave Sanderson stated that the entire area along the berm was dedicated to guest parking.

Commissioner McBride requested that city staff look at street connections to link area neighborhoods.

Commissioner Steczo inquired about the purpose of the bike paths. Mr. Nicklas explained that they are looking at the bike paths with future plans in mind.

Commissioner Doonan suggested moving the pool/clubhouse to the gazebo area, which would be farther away from existing homes. Dr Sanderson stated there was limited ambulance access and parking in that area. There would be trees for a berm between the pool and existing homes.

Mr. Sanderson stated that there would be a "T" at the end of the road – allowing enough space for ambulance and fire truck turn around.

Scott Short 1742 Briggs said there was the need for a traffic light on Peace and Freed Roads.

Pete Paulsen, 1020 Michael also said there was the need for a traffic light on Peace and Freed Road and that the area currently has all single-family homes and citizens in the area have expressed a dislike of town homes/condos being built.

REPORTS

None

PERSONS TO BE HEARD FROM THE FLOOR ON OTHER THAT AGENDA ITEMS

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 8:00 p.m. 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:

Deputy Clerk Bobbie Lundberg