
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF FEBRUARY 14, 2005

CALL TO ORDER AND ROLL CALL

Chairperson John Lewis called the meeting to order and City Clerk Candy Smith called the roll. Those Commissioners present were: George Bridgewater, Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, Chuck Stowe, Larry Steczo and Chairperson John Lewis. Commissioners Tom Brotcke, Pat David, and John McBride were absent. Other staff members present were City Manager Bill Nicklas, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF JANUARY 10, 2005.

Motion

Commissioner Lorence moved to approve the Minutes of January 10, 2005 and Commissioner Steczo seconded the motion.

Voice Vote

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

APPROVAL OF AGENDA

Motion

Commissioner George moved to approve the agenda and Commissioner Steczo seconded the motion.

Voice Vote

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

CONSIDERATIONS

None

WORKSHOP ITEMS

A. Consideration of a Request from the National Bank & Trust Company's Trust Department for Direction Regarding the Carls Farm on Airport Road.

Manager Nicklas said the 25.39-acre Carls Farm lies directly south of the former State Street Motors site and is currently designated park or green space in the Land Use Plan. He said the Trust that currently controls the asset is looking for a general discussion and direction from the Plan Commission as to whether there is any interest to depart from the current designation for residential, commercial, or industrial because that will impact the sale price. He said there is also the question of the when and who will build the realigned Airport Road and when that will occur.

Commissioner Steczo said the Park Board generally protects green space. He said he would present this at their board meeting February 15, 2005, but would not ask for any action before the March Park Board

meeting. He said his other concerns are loss of green space, entrance to town visual, traffic, and benefit to the City.

Commissioner Lorence said the realignment of Airport Road would be developer driven north of Route 64 with the County agreeing to a couple of bridges. He said the realignment south of 64 would be development driven or a Township concern. He said the north part could be a County facility as it is a County route, but it is not in their long-range plan.

Commissioner Davey asked if the Park District had interest in buying the property.

Commissioner Steczo said the Park District is interested in all property adjacent to their property.

Commissioner Stowe said there is no need to rush into this and he would like to wait to see what the Park District says.

Chairperson Lewis said this could be brought back in April as a Workshop Item.

Commissioner Bridgewater asked if any developer has expressed an interest in this property.

Manager Nicklas said two parties have expressed interest

Chairperson Lewis said he was approached by an interested party.

B. Consideration of the Proposed Unified Development Ordinance.

Manager Nicklas said he was not looking for action or guidance at this point. He said after tonight the proposed UDO would go to the Zoning Board of Appeals for review and also to the DeKalb County Builders and Developers for review. He said the document would then return to the Plan Commission for their recommendation to City Council.

Commissioner Lorence asked if Mr. Nicklas left space for the storm water ordinance.

Mr. Nicklas said they were working on that at the County level and it would be an addendum to this document.

Mr. Nicklas said it was his intent not to put minor ordinances such as fees that would change periodically into the document, but to stay with performance standards and specifications. He said the chief purpose of this document was to put the information into one document and to use graphics and to clarify some confusion in the old Zoning Code.

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 7:20 p.m. and Commissioner Steczo seconded the motion.

Voice Vote

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

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk