
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF MARCH 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, Tom Brotcke, Pat David, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis. Commissioner Bill Davey was absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF FEBRUARY 14, 2005.

Motion

Commissioner Lorence moved to approve the Minutes of February 14, 2005 and Commissioner George seconded the motion.

Voice Vote

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

APPROVAL OF AGENDA

Motion

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

Voice Vote

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

CONSIDERATIONS

A. Consideration of a Petition from Victor Deluna to Rezone the Property at 248 Lucas Street from "M-1" Light Manufacturing to "R-1" Single Family Residence.

Manager Nicklas said this petition intends to establish a single-family parcel on which a single-family home is already established. He said there is a mix of zoning around this property but to the east and west of the property are single-family homes.

Victor Deluna said he purchased this property from his father and the only way he can get the house is to change the zoning.

Motion

Commissioner Lorence moved to approve a favorable recommendation to Council and Commissioner Steczo seconded the motion.

Roll Call Vote

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

B. Consideration of a Revision to the Final Plat for Krpan’s Parkside Estates, Unit Two.

Manager Nicklas said items B & C are related in the sense that they will affect the outcome of an initiative of a neighborhood in the older part of town to convert the former St. John’s Church site into a park. He said the neighborhood group came up with \$180,000 for the purchase of the property and a component of that fund raising effort was the commitment of two developers to donate \$50,000 each on the condition that each gained an additional single-family home lot to sell in their respective subdivisions. He said the two subdivisions are Parkside Estates and North Grove Crossing. Mr. Nicklas recommended forwarding a favorable recommendation to City Council for the revision of the final plats for Parkside Estates and North Grove Crossing.

Commissioner George asked if there is an amount of park space to be met by ordinance.

Mr. Nicklas said there is a 10% gross open space requirement for P.U.D.’s and this action has no impact on that. He said the Park District will need to take action regarding their park space.

Commissioner Steczo said the Park District is happy with this arrangement, but they want to have control over the parcel.

Commissioner George asked what would become of the Park District impact fees for those two developments since the park space was reduced.

Attorney Ken Buick said the moving from one area to another does not offend the process.

Chairperson Lewis asked if there was a need to have a caveat pending approval by the Park District.

Commissioner Steczo said he did not think it was necessary. He said the Park Board meets before the next Council meeting and if there is a problem there is time to go before Council.

Mr. Nicklas said they could withhold recording of the revised plat until there is concurrent action.

Motion

Commissioner Steczo moved to approve a favorable recommendation to Council and Commissioner Hamilton seconded the motion.

Roll Call Vote

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

C. Consideration of a Revision to the Final Plat for North Grove Crossings.

Manager Nicklas said this is the same premise with a different subdivision and plat.

Motion

Commissioner Steczo moved to approve a favorable recommendation to Council and Commissioner Bridgewater seconded the motion.

Roll Call Vote

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

WORKSHOP ITEMS

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 7:16 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 11-0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk