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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF NOVEMBER 13, 2006**

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**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, Bill Davey, Lowell Evans, Ken George, Cheryl Maness, Larry Steczo and Chairperson John Lewis. Commissioners Cindy Henderson, Bill Lorence, Michelle Schulz, and Dave Shipley were 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 OCTOBER 9, 2006.**

**Motion**

Commissioner George moved to approve the Minutes of October 9, 2006 and Commissioner Davey seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 8 - 0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner Bridgewater 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 present voted aye. Motion carried 8 - 0.

**CONSIDERATIONS**

**A. Consideration of a Dedication Plat for Roadway and Utility Purposes.**

City Manager Nicklas explained that Ideal Industries has agreed to dedicate forty feet of right-of-way north of the centerline of Bethany Road from the east line of the Farm Bureau property to the east line of Ideal's property adjoining the single-family residence at 615 Bethany Road. He said the right-of-way will accommodate the ultimate widening of Bethany Road to a three-lane section.

**Motion**

Commissioner Steczo moved to forward the dedication plat for roadway and utility purposes to Council with 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 George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Cheryl Maness, Larry Steczo and Chairperson John Lewis voted aye. Motion carried 8 - 0.

**B. Consideration of a Final Plat for Unit 6 of the Sycamore Prairie Business Park.**

City Manager Nicklas said the 13.078-acre lot will be developed by Suter Foods which will relocate warehouse space and some production space to the site.

**Motion**

Commissioner Davey moved to forward the final plat for Unit 6 of Sycamore Prairie Business Park to Council with a favorable recommendation to Council and Commissioner Brotcke seconded the motion.

**Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Cheryl Maness, Larry Steczo and Chairperson John Lewis voted aye. Motion carried 8 - 0.

**WORKSHOP ITEMS - None**

**REPORTS**

City Manager Nicklas reported that the next Council agenda will contain an ordinance establishing a Downtown Conservation District that will ensure the façade improvements conform in a general way with the vision established by Council in December 2003. He said the objective is to trigger anything requiring a building permit to be flagged for the Architectural Review Committee to review and try to persuade the business or building owner to conform to Council's vision.

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

**ADJOURNMENT**

**Motion**

Commissioner Steczo moved to adjourn the meeting at 8:12 p.m. and Commissioner Davey seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 8 - 0.

Approve:

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Chairperson – John Lewis

Attest:

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Candy Smith, City Clerk