
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF AUGUST 13, 2007

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: Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz and Chuck Stowe. Commissioner Marvin Barnes 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 JUNE 11, 2007.

Motion

Commissioner Lorence moved to approve the Minutes of June 11, 2007 and Commissioner Schulz seconded the motion.

Voice Vote

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

APPROVAL OF AGENDA

Motion

Commissioner Nelson 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 present voted aye. Motion carried 11 - 0.

CONSIDERATIONS - NONE

WORKSHOP ITEMS

A. Consideration of an Administration Recommendation to Consider a Comprehensive Plan Update.

City Manager Nicklas said it has been about four years since the Comprehensive Plan was last updated. He said our Comp Plan lays out data and assessment of the experience of our community followed by goals and objectives. He said there have been two minor departures from the Plan since 2003 and that is a significant testament that the Plan Commission has been supporting the vision prepared and approved by City Council. He said he would like to see a forth right and open process where the record becomes the driver. He would like to rely on facts as the plan takes shape. Mr. Nicklas said he has taken the liberty to work with Land Vision to create a draft of a 2007 future land use map. He said the limited sewer line capacity has eliminated some of the residential development capability to the north. He set aside capacity for the Roby Farm because they allowed sewer line through their farm. He said there is also an area south of Bethany reserved for residential and some mixed commercial along Coltonville. He said he does not anticipate extension of major sewer because it is cost prohibitive. He stated there has been a growth spurt between June 2002 and June 2006. He suggested using Council Chambers for informal workshops this fall, compile that information for the community to look at, and then after the holidays revamp the map.

Chairperson Lewis noted there were several parcels on the 2003 map that were not on the 2007 map that were surrounded by the City.

Mr. Nicklas said those areas were annexed.

Chairperson Lewis said it is time to step back and look where we are going.

Commissioner Lorence said they have done about 3 sub-area plans.

Commissioner Schulz asked if they would listen to the community and then come back to review.

Mr. Nicklas said he hoped there would be public input. He said it is not typical for Plan Commission and Council to attend the neighborhood meetings. He said it is their job to relate the opinion to what is real. He said they would probably not go through the Charette process this time because it is costly and they would probably get the same opinions. He said the task would not be hard from a mapping standpoint, but in defining what we want to see.

Chairperson Lewis said one responsibility the Plan Commission has is when they remove residential zoning from the planning area because it can have implications on the market value of the land. He said the social responsibility to those land owners to mess around with their future must be considered.

Mr. Nicklas said that is a good point, but there are some areas that will not be able to be served by sewer line.

Commissioner Davey said land owners can also be shut out by how the land is zoned.

Mr. Nicklas said he has notified the DeKalb County Farm Bureau that this plan is being reviewed.

Chairperson Lewis said if there is consensus among the Commissioners that this makes sense to go forward he would ask Mr. Nicklas to come up with a timeline for the review.

The consensus of all the Commissioners was to move forward with the review.

Mike Liszka, 470 Lincolnshire, said it is nice to worry about the landowners, but it seems the City ignores the homeowners.

REPORTS

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

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:34 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 11 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk