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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF OCTOBER 8, 2007**

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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: Marvin Barnes, Ron Bemis, George Bridgewater, Lowell Evans, Cindy Henderson, Bill Lorence, and Chuck Stowe. Commissioners Bill Davey, Ken George, Steve Nelson, and Michelle Schulz 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 SEPTEMBER 10, 2007.**

Commissioner Michelle Schulz arrived at 7:01 p.m.

**Motion**

Commissioner Lorence moved to approve the Minutes of September 10, 2007 and Commissioner Henderson seconded the motion.

**Voice Vote**

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

**APPROVAL OF AGENDA**

**Motion**

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

**Voice Vote**

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

**CONSIDERATIONS - None**

Commissioner Bill Davey arrived at 7:03 p.m.

**WORKSHOP ITEMS**

**A. Consideration of a Proposal from Jack and Darla Mapes to Annex a 5.89-Acre Residence at the Southwest Corner of the Intersection of Plank Road and Springfield Street.**

City Manager Nicklas said the proposal is to annex the 5.89-acre parcel that remains of the Mapes farmstead and to combine with a 3.28-acre parcel already annexed to the north in Sycamore Creek II. He said the smaller parcel was designated as retention so that will have to be re-engineered. He said there is no development plan, but they wanted to bring this before the Plan Commission as a workshop to show how it might knit together and solicit comments and concerns. He said the current access to the farmstead off Plank Road would no longer work and the access would be off Springfield.

Chuck Hanlon of Land Vision said the 3.28-acre parcel is part of the previous annexation by B & B of the overall larger Mapes farm. He said when that deal was worked with Jack Mapes and his sister, they would each get a lot in that subdivision. He said they envision multi-family zoning for the area, but they felt it did

not make sense to bring a detailed plan because an end-user is not known. He said it will take a number of years to buildout that intersection. He said this will come back as a proposal of the annexation of the larger parcel and a rezoning of the smaller parcel which was previously annexed by B & B combining the two parcels for a better layout.

Jack Mapes, petitioner, reaffirmed that he liked what B & B has done in that area and he said he was looking to downsize.

Mr. Nicklas noted that representatives of B & B Development were in the audience.

Commissioner Barnes asked what would happen to the existing home.

Mr. Mapes said it would probably go down, but he is looking into the feasibility of moving it.

Commissioner Lorence asked if the County would get the right-of-way at this time or with the development.

Mr. Hanlon said certainly they would continue the same dedication that they have north and south of that location. He said they would probably do that at the time of development. He said they would like to get this annexed and zoned now so B & B and Mr. Mapes can plan for future construction.

Commissioner Stowe said that the northern parcel was set for drainage and open space and asked if that would be reconfigured.

Mr. Hanlon said by consolidating the parcels they can reconfigure drainage to the southern part of the parcel. He said if this parcel would have been in play when the larger previous annexation was done, this is exactly how they would have handled it and how they saw it in the big picture.

## **REPORTS**

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

#### **ADJOURNMENT**

##### **Motion**

Commissioner Lorence moved to adjourn the meeting at 7:11 p.m. and Commissioner Barnes seconded the motion.

##### **Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10 - 0.

Approve:

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Chairperson – John Lewis

Attest:

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Candy Smith, City Clerk