

PLAN AND ZONING COMMISSION
MEETING MINUTES
April 5, 2022

Patrick Brown stated that the chair would not be at the meeting and therefore an acting chair needed to be chosen.

CALL TO ORDER: The meeting was called to order at 7:00pm on Tuesday April 5, 2022.

ROLL CALL:

Members Present: Robert DeAtley, Bob Buchanan, Earl Seamands, Mike Buzicky, Philip Schaefer and Steve Briney.

Members Absent: Jay Roloff.

Others Present: Village Administrator Patrick Brown, Village Attorney Joe Chamley, and Planner Abby Heckman.

Patrick Brown asked for an acting chair nomination.

DeAtley moved to Mr. Buzicky as the acting chair for the meeting. Buchanan seconded the motion. ROLL CALL. 6-0. Motion Passed.

PUBLIC COMMENT: No one came forward.

MINUTES: November 2, 2021
December 7, 2021

Abby Heckman stated the online packet has been updated with the draft minutes.

Joe Chamley clarified that even if a Commission member was not in attendance at a meeting, they can still vote on approval of minutes, if they so choose.

DeAtley moved to approve November 2, 2021 minutes. Seamands seconded the motion. ROLL CALL. 6-0. Motion Passed.

DeAtley moved to approve December 7, 2021 minutes. Buchanan seconded the motion. ROLL CALL. 6-0. Motion Passed.

PUBLIC HEARINGS:

ZA2022-02: JAMES D AND JULIE ANN CLAPPER

A RESOLUTION CONCERNING A REZONING FOR 27.69± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED ON THE WEST SIDE OF PRAIRIEVIEW ROAD, SOUTH OF THE RAILROAD TRACKS AND APPROXIMATELY ONE MILE SOUTH OF THE INTERSECTION OF OAK STREET (US 150) AND PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 1987 AND 1989 S PRAIRIEVIEW ROAD

Abby Heckman presented information provided in the staff memo.

DeAtley moved to close the public hearing for ZA2022-02. Buchanan seconded the motion. ROLL CALL. 6-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2022-02: JAMES D AND JULIE ANN CLAPPER

A RESOLUTION CONCERNING A REZONING FOR 27.69± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED ON THE WEST SIDE OF PRAIRIEVIEW ROAD, SOUTH OF THE RAILROAD TRACKS AND APPROXIMATELY ONE MILE SOUTH OF THE INTERSECTION OF OAK STREET (US 150) AND PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 1987 AND 1989 S PRAIRIEVIEW ROAD

Mr. Buzicky asked if there were any other comments, hearing none, he went through the findings of fact.

Buchanan moved to recommend granting of the ZA2022-02: Clapper with the findings of fact as stated below. Schaefer seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 5th day of April, 2022 by the Plan and Zoning Commission of the Village of Mahomet that:

A. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment:

1. The procedural requirements for zoning establishment or amendment HAVE been met.
2. The proposed zoning DOES conform with the intent of the Village Comprehensive Plan.
3. The proposed zoning IS consistent with the proposed use of the site.
4. The proposed zoning WILL compatible with the established land use pattern in the vicinity.
5. The proposed zoning DOES NOT create an isolated, unrelated zoning district.
6. The site IS suitable for the uses allowed in the proposed zoning district.
7. The proposed zoning WILL be consistent with the health, safety and general welfare of the public.
8. Major land uses in the neighborhood HAVE NOT changed since zoning was applied to this site.
9. The proposed zoning IS consistent with the existing zoning designations in the surrounding area.
10. The proposed zoning WILL NOT be contrary to the original purpose and intent of the Zoning Ordinance.
11. The proposed zoning WILL NOT be injurious to the use and enjoyment of adjacent properties.
12. The proposed zoning WILL promote the orderly development of the site and surrounding properties.
13. The proposed zoning WILL NOT significantly adversely impact existing traffic patterns.
14. Adequate facilities for municipal sanitary sewage disposal and water supply ARE NOT available for the site.
15. Adequate provisions for stormwater drainage ARE NOT available for this site.
16. The proposed zoning WILL NOT adversely impact police protection or fire protection.
17. The proposed zoning WILL NOT significantly adversely impact schools or other public facilities.
18. The proposed zoning WILL NOT conflict with existing public commitments for planned public improvements.
19. The proposed zoning WILL NOT adversely influence living conditions in the immediate vicinity.
20. The proposed zoning WILL preserve the essential character of the neighborhood in which it is located.
21. The proposed change WILL NOT significantly alter the population density pattern.
22. The value of adjacent property WILL NOT be diminished by the proposed zoning.
23. The proposed zoning WILL enhance the value of the petitioner's property.
24. The proposed zoning WILL NOT constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner WILL suffer deterioration to his or her property value.
26. The proposed zoning DOES NOT correct an error in the original zoning of this site.

27. If the property is currently vacant, the length of time the property has remained vacant as zoned HAS NOT been considered in the context of land development in the area and in the vicinity of the subject property.
 28. The proposed change in zoning WILL result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
 29. There IS NOT a need in the community for additional land within the requested zoning district.
 30. The proposed zoning WILL NOT adversely impact agricultural farming operations in the vicinity of this site.
 31. The proposed rezoning IS consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
 32. The proposed rezoning WILL NOT result in long term adverse environmental consequences to natural areas and wildlife habitat.
 33. The LaSalle Factors for evaluation of zoning decisions HAVE been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet GRANT the requested zoning map amendment for the subject property from R-1A Single-Family Residential to AG Agricultural district.

Abby Heckman stated the rezoning case would go to the Board of Trustees Study Session in two (2) weeks with a final decision expected in three (3) weeks.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – MAY 3, 2022

Abby Heckman stated that tonight was Mr. Schaefer's first meeting.

Mr. Buzicky welcomed him to the Commission.

ADJOURN:

Seamands moved to adjourn the meeting. Schaefer seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 7:25 pm.

Respectfully,
Abby Heckman, Planner