

PLAN AND ZONING COMMISSION
MEETING MINUTES
March 4, 2025

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday March 4, 2025.

ROLL CALL:

Members Present: Steve Briney, Bob Buchanan, Mike Buzicky, Robert DeAtley, Philip Schaefer, and Mandi Simeone

Members Absent: Chad Graham

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

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one from the public came forward.

MINUTES: February 4, 2025

Buchanan moved to approve the February 4, 2025 PZC minutes as submitted. Buzicky seconded. ROLL CALL. 4-0-2. Schaefer and Simeone abstained. Motion Passed.

RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):

AR2025-01: INFRASTRUCTURE DESIGN MANUAL (2025 REVISIONS)

A RESOLUTION CONCERNING AR2025-01 INFRASTRUCTURE DESIGN MANUAL (2025 REVISIONS) FOR THE VILLAGE OF MAHOMET

Abby Heckman stated she passed out a draft resolution related to the update of the Village Infrastructure Design Manual (IDM). The Administrative Rules Committee (ARC) met recently to discuss administrative rules related to the Infrastructure Design Manual and the standard construction detail sheets that go along with the IDM. The process for approval of administrative rules was introduced. Standard administrative rules are distributed to both the PZC and BOT and then those members have an opportunity to object in writing. There is a conflict between the subdivision ordinance language and the IDM language, so we are following the process in the subdivision ordinance.

Joe Chamley explained that if the majority of the PZC objects to the IDM modification then that modification would not be implemented.

Abby Heckman stated the only action necessary by the PZC tonight would be if the majority of the PZC objects to the IDM modification. If the majority of PZC doesn't object to the modification, then there is no official action needed by the PZC and the IDM modification would go into effect on the effective date of March 6, 2025, set by the ARC.

Village staff explained that the standard detail sheets are given to design engineers, so they aren't making up their own details. Doing this helps to speed up reviewing of plans and to make the majority of details standard.

Abby Heckman stated that part of the IDM update is to include any previously approved administrative rules. There is an IRRATA included to show what has been changed.

Mr. Buzicky asked if both barrier and mountable curbs are allowed in Mahomet.

Ellen Hedrick explained different curbs in Mahomet.

Village staff and the PZC discussed curbs.

Ellen Hedrick gave a brief summary of the IDM changes.

Village staff and the PZC discussed IDM changes.

Joe Chamley stated that the ARC unanimously approved the administrative rule related to the IDM. He suggested that someone make a motion to object, per the draft resolution, and then someone second the motion. You are not required to vote for the motion or second that you just made. If a majority votes no to the motion to object to the IDM changes then the motion would die and there would be a record that the commission met to consider the IDM and didn't object to the IDM changes. If you don't like the IDM changes then you should vote yes to the motion.

Mr. Buzicky asked if the IDM only addresses public infrastructure.

Abby Heckman stated yes. It addresses the public infrastructure design.

Buchanan moved to object to AR2025-01. Schaefer seconded the motion. ROLL CALL. 0-5. Motion Dies.

Abby Heckman stated that since there was no majority objection, the IDM (AR2025-01) will go into effect on March 6, 2025.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – Tuesday April 1, 2025

ADJOURN:

Someone moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 6:23pm.

Respectfully,
Abby Heckman, Village Planner