

PLAN AND ZONING COMMISSION
MEETING MINUTES
July 10, 2023

CALL TO ORDER: The meeting was called to order at 6:10pm on Monday July 10, 2023.

ROLL CALL:

Members Present: Bob Buchanan, Mike Buzicky, Robert DeAtley and Phillip Schaefer

Members Absent: Steve Briney and Mandi Simeone

Others Present: Village Administrator Patrick Brown and Planner Abby Heckman.

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda and no one came forward. Abby Heckman stated staff received no written comments.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

MAP2023-02: THE KNOLLS AT VISION SOUTH SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR THE KNOLLS AT VISION SOUTH SUBDIVISION ON 12.3± ACRES OF LAND LOCATED ON THE SOUTH FRONTAGE OF OAK STREET (US 150) AT THE SOUTHWEST CORNER OF OAK STREET AND PRAIRIEVIEW ROAD INTERSECTION

Abby Heckman presented information from the case report. The applicant and their engineer rep is present and can answer any questions.

Mr. Buchanan asked if this will connect Patton Drive.

Abby Heckman stated no it will not, Patton Drive will end short of where a future connection would be made with Purnell Drive extended south. There is a significant drainage area that this project will stop short of.

Mr. Buzicky asked for an explanation of the cul-de-sac easement.

Abby Heckman explained the cul-de-sac easement. The recording documents will address the temporary situation with the road.

Randy Huffman explained challenges with development of the site and that they are preparing an overall plan for all the land.

The Commission and the petitioner discussed the project in relationship to the South Mahomet Road project.

Mr. Buzicky asked if IDOT was good with the Patton Drive location.

Abby Heckman stated the Village Engineer has reviewed the project and it is compliant with the distances that IDOT requires.

The Commission and staff discussed intersection locations.

Mr. DeAtley asked if there was anyone who would like to provide public comment on the project.

Bob Pike asked if Purnell Drive would have a signal eventually.

Abby Heckman stated yes, that is the plan once it becomes a 4-leg intersection.

Patrick Brown stated a traffic study was done for that intersection and a signal is expected in the future.

Mr. DeAtley went through the findings of fact and asked that commissioners speak up if they do not agree.

Schaefer moved to grant MAP2023-02 with requested waivers with the findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 4-0. Motion Passed.

BE IT THEREFORE RESOLVED this 10th day of July, 2023, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend APPROVAL of the Final Plat for the Prairieside LSRD Subdivision Phase 1 upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby recommend the following action concerning the requested waiver:
 - 1. GRANT Waiver of the requirement to submit a preliminary plat for approval prior to final plat approval.
 - 2. GRANT Waiver of the maximum cul-de-sac length to allow a cul-de-sac that exceeds 800 feet in length.
 - 3. GRANT Waiver of the dedication of full cul-de-sac right of way width and allow a partial dedication by easement to facilitate future roadway extension and reversion of land for private development.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
 - 1. Submission of all supporting documentation in proper form
 - 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 - 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – AUGUST 8, 2023

Abby Heckman stated the meeting date for the next PZC meeting is on August 1, 2023 not August 8 as indicated on the agenda.

ADJOURN:

Buchanan moved to adjourn the meeting. Schaefer seconded the motion. ROLL CALL. 4-0. The meeting was adjourned at 6:28pm.

Respectfully,
Abby Heckman, Planner