

PLAN AND ZONING COMMISSION
MEETING MINUTES
October 1, 2024

CALL TO ORDER: The meeting was called to order at 6:01pm on Tuesday October 1, 2024.

ROLL CALL:

Members Present: Steve Briney, Mike Buzicky, Robert DeAtley, Chad Graham, Philip Schaefer and Mandi Simeone

Members Absent: Bob Buchanan

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, 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.

Quentin McNew, owner of Tin Cup Campground, stated he plans to file for the November 5, 2024 PZC meeting for a conditional use to allow ground mounted solar to support the existing campground use. He presented a map showing potential locations for ground mounted solar on his property. He stated he knows he can use roofs but there aren't enough roofs on the site to install enough panels to off-set the electricity use on site. He stated he has met with the Fox Run HOA president, Chad Collins, related to this project.

Abby Heckman stated the Village Zoning Ordinance does not recognize solar uses. The previous Village Planner and I have determined that roof mounted solar can be considered an accessory use. The Village has been issuing permits to residential properties and commercial properties for roof mounted solar. A determination has not been made by the Village Planner to allow ground mounted solar uses but there is a section in the ordinance related to establishment of utility uses which requires a conditional use. Ground mounted solar uses require a conditional use to establish.

Quentin McNew confirmed that he is interested in offsetting his current annual electric use.

Abby Heckman stated she suggested Quentin come to get preliminary feedback on the proposed ground mounted solar accessory use.

Quentin McNew stated the current roofs would only offset 20 percent of his current electric use.

Ms. Simeone asked how many panels.

Quentin McNew stated he would have a number of panels when presented in the future.

The Commission and staff discussed possible updates needed to the zoning ordinance, interpretation of the ordinance and other projects in Champaign County.

Quentin McNew stated there is an existing tree line buffer along the line with Fox Run Subdivision.

The Commission, staff and Quentin McNew discussed the timing of the installation of solar. Buffering, screening, height of structures, glare issues and ground mounted solar for commercial use only were topics discussed.

MINUTES: May 7, 2024 and July 2, 2024

Abby Heckman stated that the minutes were not included in the packet and not ready for action.

PUBLIC HEARING(S):

CU2024-01: P & P UNITED, INC.

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT ON 1.43± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE EAST SIDE OF PURNELL DRIVE APPROXIMATELY 250 FEET NORTH OF JONES COURT, COMMONLY KNOWN AS 1002 PURNELL DRIVE

Mr. DeAtley introduced the case and the public hearing procedure.

Abby Heckman presented information from the staff report.

The Commission and staff discussed the drive-through spaces needed.

Brian Kesler, owner representative with Architectural Expressions LLC, stated they do not know who the tenants will be or if they will even want a drive through or drive-up window. They designed it for maximum utility and with a nice look.

The Commission and Brian Kesler discussed site circulation.

Mr. DeAtley asked if there were any other comments from the public regarding the case. No one came forward.

Someone moved to close the public hearing for CU2024-01. Buzicky seconded. ROLL CALL. 6-0. Motion Passed.

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

CU2024-01: P & P UNITED, INC.

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT ON 1.43± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE EAST SIDE OF PURNELL DRIVE APPROXIMATELY 250 FEET NORTH OF JONES COURT, COMMONLY KNOWN AS 1002 PURNELL DRIVE

The Commission went through the suggested conditions.

Abby Heckman clarified zoning ordinance rules related to signs.

Mr. DeAtley went through the findings of fact.

Ms. Simeone asked about a stop light at Purnell and Oak Street.

Patrick Brown stated there has been a traffic impact analysis done for the intersection and it is already anticipated that there will be a stop light there. When a light will be installed is yet to be determined but there is a plan to use TIF funds for a stop light when needed. A new traffic study will likely be needed before installation.

Schaefer moved to GRANT CU2024-01 with the findings of fact and conditions as stated. Someone seconded. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of October, 2024 by the Plan and Zoning Commission of the Village of Mahomet that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT** the requested Conditional Use Permit for mixed-use commercial development at the above described property.
2. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
 - a) Site development and building design must substantially comply with the Site Plan and Building Renderings (exhibit A) as presented to the PZC (dated 08/28/2024).
 - b) Site landscaping must substantially comply with landscape plan (exhibit B) as presented to the PZC (dated 08/16/2024). Phase 2 of the development must provide landscaping that is substantially compliant with the landscaping shown on exhibit B for phase 1.
 - c) Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass shall be permitted.
 - d) Any freestanding sign permitted must be of a monument style with a maximum height of six (6) feet. This style and height requirement does not apply to an interstate oriented (high-rise) sign that may be permitted for the site. All other site signage features must meet signage requirements in the Zoning Ordinance.
 - e) The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
 - f) All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
 - g) The site must comply with all applicable provisions of the Zoning Ordinance.
3. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:
 - a) The establishment, maintenance, or operation of the Conditional Use **WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b) The conditional use **WILL NOT** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - c) The establishment of the conditional use **WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d) Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL** be provided;
 - e) The conditional use **DOES** in all other respects conform to the applicable regulations of the district in which it is located;
 - f) There **IS** a public necessity for the conditional use at this site;
 - g) The proposed conditional use **DOES** conform with the intent of the Village Comprehensive Plan.
 - h) The proposed conditional use **WILL** be compatible with the established land use pattern in the vicinity.
 - i) The site **IS** suitable for the proposed conditional use.
 - j) The proposed conditional use **WILL NOT** significantly adversely impact existing traffic patterns.
 - k) Adequate facilities for municipal water supply and wastewater disposal **ARE** available for the site.
 - l) Adequate provisions for stormwater drainage **ARE** available for the site.
 - m) The proposed conditional use **WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
 - n) The proposed conditional use **WILL NOT** conflict with existing public commitments for planned public improvements.

- o) The proposed conditional use **WILL** preserve the essential character of the neighborhood in which it is located.
 - p) The proposed conditional use **WILL NOT** alter the population density pattern and **WILL NOT** adversely impact public facilities.
 - q) The proposed conditional use **WILL** result in private investment that will be beneficial to the proper development of the community.
4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

MAP2023-01(LSRD2021-02): PRAIRIESIDE LSRD SUBDIVISION PHASE 2 (FINAL PLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR PRAIRIESIDE LSRD SUBDIVISION PHASE 2 ON 6.29± ACRES OF LAND LOCATED ON THE NORTH SIDE OF SOUTH MAHOMET ROAD AT THE CURRENT END OF TINLEY LANE

Mr. DeAtley introduced the case.

Mr. Schaefer asked if the number of lot shown was the same as originally presented.

Abby Heckman stated there are 18 lots within this phase shown on the map included with the recorded development agreement. The first phase was recorded with 14 lots which is also what is shown in the development agreement. There is no difference in the number of buildable (home) lots shown.

Mr. DeAtley asked about sidewalks.

Abby Heckman stated they are only providing sidewalks on one side of the street which is consistent with the development agreement. The approved construction plans show sidewalks on one side of the street.

Mr. DeAtley asked if there were any other questions or comments. Hearing none, he asked for a motion.

Graham moved to APPROVE Prairieside LSRD Subdivision Phase 2 Final Plat. DeAtley seconded. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of October, 2024, 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 2** 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 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.

MAP2021-01(LSRD2021-01): THORNEWOOD LSRD SUBDIVISION PHASE 2(FINAL PLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR THORNEWOOD LSRD SUBDIVISION PHASE 2 ON 67.72± ACRES
OF LAND LOCATED AT THE CURRENT EAST END OF RAVENWOOD DRIVE

Mr. DeAtley introduced the case.

Abby Heckman stated the preliminary plat shows 36 home lots within phase one. Phase one was recorded with 36 home lots. Phase 2 on the preliminary plat shows 34 home lots which is the number of home lots being presented with this final plat. The total number of lots provided is the same as what was shown on the preliminary plat.

Mr. Schaefer asked where the roads will connect to existing roads.

Abby Heckman stated Ravenwood Drive and Willow Grove Lane will be connected as part of this phase. This is the last phase of the subdivision which includes the large lakes as outlots.

Mr. DeAtley asked if there were any other questions or comments. Hearing none asked for a motion.

Briney moved to APPROVE Thornewood LSRD Subdivision Phase 2 Final Plat. Buzicky seconded. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of October, 2024 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 **Thornewood LSRD Subdivision Phase 2** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plat upon completion of said modifications.
- B. 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. 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 one hundred eighty (180) 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 – Tuesday November 5, 2024

Mr. Briney stated there is a Copilot AI program that could be used to create minutes for the meetings.

Abby Heckman stated she would look into options for minutes in the future.

Mr. Buzicky stated congrats on the ribbon cutting for South Mahomet Road.

ADJOURN:

Schaefer moved to adjourn the meeting. Briney seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 7:02pm.

Respectfully,
Abby Heckman, Village Planner