

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: June 6, 2013

TIME: 7:30 P.M.

PLACE: Urbana City Building
City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto, Bernadine Stake, Marilyn Upah-Bant

MEMBERS ABSENT: Carey Hawkins-Ash, Michael Pollock

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT: Marcus Harris, Carol McKusick, Roger Meyer

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Tyler Fitch served as Acting Chair in the absence of Michael Pollock. He called the meeting to order at 7:32 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Otto made a motion to approve the minutes of the meetings held May 9, 2013 and May 23, 2013. Mr. Hopkins seconded the motion. Roll call was taken and the motion was approved by unanimous vote.

4. COMMUNICATIONS

- Letter from John Hall regarding Plan Case No. 2209-S-13
- Revised Preliminary Plat for Plan Case No. 2209-S-13
- Revised Final Plat for Plan Case No. 2209-S-13

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

Plan Case No. 2209-S-13: A request by Marcus Harris for approval of Preliminary and Final Plats for Countryside Second Subdivision, located east of Cottonwood Road and north of Anthony Drive, with a waiver to reduce the street width from 31 feet to 28 feet, and a deferral on sidewalk installation.

Andrew Fell, Plan Commission member, recused himself from the case due to a conflict of interest. He then left the dais and sat in the audience.

Jeff Engstrom, Planner II, presented this case to the Plan Commission. He began by giving a brief background on the proposed site. He noted the zoning and current land use of the proposed properties. He talked about how the proposed subdivision relates to the 2005 Comprehensive Plan. He reviewed the revised preliminary and final plats and stated that the proposed subdivision meets all of the required codes except for the width of the street, for which the petitioner is requesting a waiver. He reviewed access, drainage, sidewalks and utilities for the proposed subdivision, and he reviewed the requested deferral of the sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive. He read the options of the Plan Commission and presented City staff's recommendation.

Ms. Stake asked the reason for the requested waiver to reduce the street width. Mr. Engstrom responded that there will only be four houses built on Dolder Court, so it would be onerous to require a 31 foot wide street. In addition, City staff is in the process of updating the Subdivision and Land Development Code and will be asking that the standard street width for local streets with parking on one side only be changed from 31 feet to 28 feet.

Ms. Stake asked why the petitioner is requesting a deferral for the sidewalks. Mr. Engstrom said that the sidewalks within the subdivision would be built; however, the petitioner is requesting a deferral on constructing the sidewalks along Anthony Drive and along Cottonwood Road because there is no adjoining or nearby sidewalks or developments. This subdivision will be located within a rural area.

Robert Myers, Planning Manager, added that the existing Country Side Subdivision was platted in 1962. The lots are substandard and essentially unbuildable because they are too small to allow both onsite septic disposal and a well on each lot. Replatting will correct this.

With no further questions for City staff, Acting Chair Fitch opened the agenda item for audience participation.

Marcus Harris, petitioner, stated that in regards to the street width, he would have rather had Dolder Court be a shared driveway. However, the City of Urbana requires it to be a public street and 28-feet would be adequate. With regards to the sidewalks along the perimeter of the subdivision, there are no other residential areas or businesses to connect to for at least a mile.

Mr. Hopkins asked if the electric supply would be underground. Mr. Harris replied that there are overhead power line poles running along Anthony Drive and Cottonwood Road. The electrical lines would run underground from the poles to each individual house.

Mr. Fitch asked what type of homes were planned to be constructed. Mr. Harris first clarified that the one existing house will be remodeled rather than demolished. It is a 2,100 square foot ranch-style house. The new homes will range from \$250,000 to \$290,000, and the two homes built on wooded lots will cost from \$400,000 to \$450,000.

Mr. Fitch asked Mr. Harris if he intended to keep the mature trees on the proposed lots. Mr. Harris responded that they will leave as much of the mature trees in place as possible. This is a remnant of Big Grove. The grove of trees to the east is spectacular and is owned by the Smith family, and they do not have any intentions of selling it or developing it.

With no further input from the audience, Acting Chair Fitch opened it for Plan Commission discussion and/or motion.

Ms. Upah-Bant asked for clarification with regards to the street width. Since the City staff will be proposing a change in the required street width in a future text amendment, it will not be uncommon for the Plan Commission to see street widths of 28 feet on future subdivision plats. Mr. Myers agreed. Street width standards have changed over the decades since our subdivision ordinance was first written. When allowing parking only on one side of the street, 28 feet of pavement is adequate. It's more "green" and reduces runoff. The Fire Department finds this acceptable as well.

Mr. Hopkins stated for the record that the 2005 Comprehensive Plan identifies the possibility of an interstate interchange at some location east of Urbana. It could be located at High Cross Road, Cottonwood Road or 1800 East. This property is located just north of I-74 and adjoins Cottonwood Road.

Mr. Fitch questioned whether future homeowner's in the subdivision would be required to sign an annexation agreement with the City if someday they must connect to the sanitary sewer lines. Mr. Engstrom said yes, at that time.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2209-S-13 to the City Council with a recommendation for approval. Ms. Upah-Bant seconded the motion.

Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Ms. Stake	-	Yes
Ms. Upah-Bant	-	Yes			

The motion was passed by unanimous vote. Mr. Engstrom noted that this case would be forwarded to the Urbana City Council on June 17, 2013.

9. AUDIENCE PARTICIPATION

Carol McKusick, of 1907 North Cunningham Avenue, suggested better formatting for the 2012 Plan Commission Annual Report, and City staff use of maps in public presentations. She also asked if the Plan Commission enforces environmental and sanitation requirements for the Central Waste Transfer Station on Saline Court. Acting Chair Fitch responded that this is not something that the Plan Commission enforces. City Code Enforcement and the Illinois Environmental Protection Agency (EPA) are the parties that regulate and monitor this type of thing.

10. STAFF REPORT

Robert Myers, Planner Manager, stated that regarding the rural water treatment plant County Zoning Ordinance text amendment (Case No. CCZBA-743-AT-13) the City Council voted 4-3 to defeat a resolution of protest.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Plan Commission