

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: September 10, 2015

TIME: 7:30 P.M.

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

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, David Trail, Daniel Turner

MEMBERS EXCUSED: Barry Ackerson, Lew Hopkins, Dannie Otto, Christopher Stohr

STAFF PRESENT: Lorrie Pearson, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Administrative Assistant II

OTHERS PRESENT: None

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

Chair Fitch called the meeting to order at 7:30 p.m. Roll call was taken and there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes from the August 6, 2015, regular meeting were presented for approval. Ms. Byndom moved that the Plan Commission approve the minutes as presented. Mr. Trail seconded the motion. The minutes were then approved as presented by unanimous voice vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There was none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case 2264-CP-15: A request by the Urbana Zoning Administrator to adopt the 2015 Champaign County Natural Hazard Mitigation Plan and amend the 2005 Urbana Comprehensive Plan by adopting the Hazard Mitigation Plan as an element.

Chair Fitch opened the public hearing for this case. Jeff Engstrom, Planner II, presented this case to the Urbana Plan Commission. He explained what a hazard mitigation plan is and how the proposed plan related to the goals and objectives in the City's 2005 Comprehensive Plan. He reviewed the history of the Hazard Mitigation Plan and the planning process for the proposed update. He summarized the different sections/chapters of the proposed plan. He talked about the actions in the current 2009 plan that the City has completed and discussed the actions being proposed in the new 2015 plan. He reviewed the Plan Commission's options and presented City staff's recommendation for approval.

Mr. Engstrom introduced Kyle Hensch, Division Chief in the Urbana Fire Department. Chair Fitch asked if the Plan Commission had any questions for City staff.

Mr. Trail asked when the 100-Year Floodplain map was updated last. Mr. Engstrom replied that the City adopted it in 2013.

Mr. Trail wondered if the Planning staff had confidence in the map being accurate. Mr. Engstrom replied that the Federal Emergency Management Agency (FEMA) maps are conservative and there is a two-foot contour. He felt that the maps included more area than needs to be.

Mr. Trail questioned whether any one ran projections or rough estimates. Mr. Engstrom replied yes. Modelling was performed for different types of events such as earthquake and flood.

Chair Fitch commented that the document was impressive. He noticed two typos on Page D-28, the plan refers to the City of Urbana and it should refer to Unincorporated Champaign County.

With no further questions for City staff and with no public audience, Chair Fitch opened the hearing to Plan Commission discussion and/or motion(s).

Mr. Fell stated that the FEMA map for the 100-year flood is not very accurate; however, if they raise it more than one foot, then three quarters of the city would be in the floodplain. Every building permit would need a Creekway permit. It would be an administrative nightmare. Mr. Trail responded that the City of Urbana has been very lucky and has not suffered as some of the other areas have. These types of plans need to be realistic.

Ms. Byndom moved that the Plan Commission forward Case No. 2264-CP-15 to the Urbana City Council with a recommendation for approval. Mr. Turner seconded the motion. Roll call on the motion was as follows:

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|------------|---|-----|-----------|---|-----|
| Ms. Byndom | - | Yes | Mr. Fell | - | Yes |
| Mr. Fitch | - | Yes | Mr. Trail | - | No |
| Mr. Turner | - | Yes | | | |

The motion passed by a vote of 4 to 1.

Mr. Engstrom stated this case would go to City Council on September 21, 2015.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Lorrie Pearson, Secretary
Urbana Plan Commission