

PLAN AND ZONING COMMISSION
MEETING MINUTES
July 6, 2021

CALL TO ORDER: The meeting was called to order at 7:00pm on Tuesday July 6, 2021.

ROLL CALL:

Members Present: Jay Roloff, Robert DeAtley, Bob Buchanan, Mike Buzicky, Earl Seamands, Steve Briney, and Damian Spencer.

Members Absent: None.

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

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: May 4, 2021

Buchanan moved to approve the May 4, 2021 meeting minutes. Briney seconded the motion. ROLL CALL. 5-0-2. Roloff and Spencer abstained. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

CONWAY FARM SUBDIVISION PHASE 5 (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR CONWAY FARM SUBDIVISION PHASE 5 ON 3.56± ACRES OF LAND LOCATED SOUTH OF HALO DRIVE ON ROBERTO ROAD

Abby Heckman presented information provided in the case memo.

Mr. DeAtley asked if lot 224 in existing Conway Farm adjacent to outlot 108 was touching the existing property line or possibly exceeding the property line.

Abby Heckman stated that was correct. She stated the house was not placed properly on the lot and therefore was not meeting required setbacks. She stated outlot 108 which will be sold to them will eliminate the encroachment issue for the existing house.

Mr. DeAtley asked if sidewalks would be provided on all sides of the roadway.

Abby Heckman stated yes, where will be sidewalks provided according to Subdivision Ordinance requirements and that no waiver was requested related to sidewalks.

Mr. Roloff went through the findings of fact and asked for a motion.

Briney moved to approve and grant the final plat for Conway Farm Subdivision Phase 5 and requested waiver with the findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 6th day of July, 2021, 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 **Conway Farm Subdivision Phase 5** 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.
- 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 3, 2021

Abby Heckman stated as of right now we do have an agenda for the August meeting but it could change and that staff would let the Commission know if something changed.

Mr. DeAtley stated despite our recommendation from the last meeting the BOT approved the waiver of the sidewalks for Prairieside.

Joe Chamely went over the expiration of the Governor Order related to remote meetings.

Mr. Buzicky stated he cannot attend in person in August.

ADJOURN:

Buchanan moved to adjourn the meeting. Roloff seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 7:11pm.

Respectfully,
Abby Heckman, Planner