

PLAN AND ZONING COMMISSION  
MEETING MINUTES  
November 2, 2021

**CALL TO ORDER:** The meeting was called to order at 7:00pm on Tuesday November 2, 2021.

**ROLL CALL:**

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

Members Absent: Earl Seamands.

Patrick Brown stated that Daimen Spencer resigned from the Commission.

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, and Community Development Director Kelly Pfeifer.

**PUBLIC COMMENT:** No one came forward.

**REVIEW/APPROVE MINUTES:** SEPTEMBER 7, 2021

Kelly Pfeifer stated that a revised version of the draft minutes was emailed to the PZC prior to meeting. Edits are shown in blue and available on the screen.

Briney moved to approve the September 7, 2021 meeting minutes as submitted with the revisions as shown. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

**PUBLIC HEARINGS:**

ZA2021-05: MEHARRY HOLDINGS LLC (ALL ABOUT ANIMALS PET CLINIC)

A RESOLUTION CONCERNING A REZONING FOR 0.32± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO C2 GENERAL COMMERCIAL DISTRICT LOCATED ADJACENT TO THE NORTH OF THE EXISTING ALL ABOUT ANIMALS PET CLINIC LOCATED AT 305 S PRAIRIEVIEW ROAD

Kelly Pfeifer presented information provided in the staff memo. The business is looking to expand their parking lot to the north. Staff is in process of reviewing a Certificate of Exemption subdivision for the subject property. There is 50 feet between what will be the new north property line and the south property lines of the residential homes located to the north. The zoning on the property adjacent to the existing residential homes will remain single-family residential. No comments or concerns have been received by staff at this time.

Noone from the public was present to speak to the public hearing.

Roloff moved to close the public hearing for ZA2021-05 Meharry Holdings LLC. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

**RESOLUTIONS and MOTIONS (TO BE ACTED UPON):**

ZA2021-05: MEHARRY HOLDINGS LLC (ALL ABOUT ANIMALS PET CLINIC)

A RESOLUTION CONCERNING A REZONING FOR 0.32± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO C2 GENERAL COMMERCIAL DISTRICT LOCATED ADJACENT TO THE NORTH OF THE EXISTING ALL ABOUT ANIMALS PET CLINIC LOCATED AT 305 S PRAIRIEVIEW ROAD

Mr. Roloff stated there was a resolution in the packet and went over the findings of fact in the resolution.

DeAtley moved to recommend granting of the requested rezoning ZA2021-05 with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of November, 2021 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment:
1. The procedural requirements for zoning establishment or amendment **HAVE** been met.
  2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
  3. The proposed zoning **IS** consistent with the proposed use of the site.
  4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
  5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
  6. The site **IS** suitable for the uses allowed in the proposed zoning district.
  7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
  8. Major land uses in the neighborhood **HAVE NOT** changed since zoning was applied to this site.
  9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
  10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
  11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
  12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
  13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
  14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE** available for the site.
  15. Adequate provisions for stormwater drainage **ARE** available for this site.
  16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.
  17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.
  18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
  19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
  20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
  21. The proposed change **WILL NOT** significantly alter the population density pattern.
  22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
  23. The proposed zoning **WILL** enhance the value of the petitioner's property.
  24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
  25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
  26. The proposed zoning **DOES NOT** correct an error in the original zoning of this site.
  27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS** been considered in the context of land development in the area and in the vicinity of the subject property.
  28. The proposed change in zoning **WILL** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
  29. There **IS** a need in the community for additional land within the requested zoning district.
  30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.

31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
  32. The proposed rezoning **WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
  33. The LaSalle Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning map amendment for the subject property from R-1A Single-Family Residential to C-2 General Commercial district.

MAP2019-01: SANGAMON FIELDS LSRD SECOND SUBDIVISION (FINAL PLAT)  
A RESOLUTION CONCERNING A FINAL PLAT FOR SANGAMON FIELDS LSRD SECOND SUBDIVISION ON 9.165± ACRES OF LAND LOCATED APPROXIMATELY 100 FEET EAST OF THE INTERSECTIONS OF DEER RUN DRIVE / WHEATLY DRIVE AND OF FINCH DRIVE / ISABELLA DRIVE

Kelly Pfeifer presented information in the staff memo. The site is under construction, still hoping to get the streets in this year. No waivers are needed for this plat. The developer's attorney rep is on the call if there are any questions.

Mr. Roloff asked for any questions and there were none.

Buzicky moved to recommend approval of MAP2019-01 Sangamon Fields LSRD Second Subdivision with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of November, 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 **Sangamon Fields LSRD Second Subdivision** 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.

**PRELIMINARY DISCUSSION:**  
HARVEST EDGE SUBDIVISION – AMENDED AREA GENERAL PLAN

Kelly Pfeifer stated there is a current development agreement for Harvest Edge Subdivision. There is a potential new developer that would like to make changes due to the South Mahomet Road project. The developer would

like to reconsider the layout, change to all detached housing, reduce from three (3) to one (1) intersection along South Mahomet Road, reduces the phasing from six (6) to four (4) phases, and reroutes some watermain to reduce oversizing costs for the Village. The developer is in the audience. Proposed rezoning map shown.

Rob Freichs stated Kelly hit the high points and could answer any questions. An application for the rezoning was submitted today and wanted to see if they needed to do any homework before it was presented next month.

Mr. DeAtley asked if the minimum lot sizes would meet the standard in the R1C zoning district.

Rob Freichs stated that all lots would meet the minimum size requirements, no variances needed.

Mr. Roloff asked if the single entrance was a concern until the future connection to the other county road is made.

Kelly Pfeifer stated that the three (3) entrances shown in the current agreement were needed due to the phasing plan of the subdivision. The proposed plan has the additional roadway connection in the third phase, earlier than the current agreement. The connection was moved to the third phase to allow the South Mahomet Road project to complete prior to the needed connection. The less intersections we have on South Mahomet Road is better now that the roadway has changed from a local road. Construction entrances will be provided for the large subdivision equipment so they won't be using the residential streets. There are performance guarantees that will require the second entrance built into the new development agreement. If there are other concerns that need to be addressed in the development agreement then please let staff know.

Mr. Briney asked if the stormwater detention basin have water in it or will it be dry.

Kelly Pfeifer stated the detention basin is intended to be dry and has been fully constructed with the existing phase.

Mr. Buzicky asked if any of the utilities changed due to South Mahomet Road.

Kelly Pfeifer stated that the South Mahomet Road gave us the opportunity to be more efficient and save the Village some money.

Mr. DeAtley about rezoning notices.

Kelly Pfeifer stated only folks within the existing phase of Harvest Edge will receive a notice due to the distance.

Rob Freichs stated the current Area General Plan has 168 lots and the proposed AGP will show 170 lots.

Kelly Pfeifer asked if there were any Commissioners that won't be at the meeting next month.

Patrick Brown stated they were all shaking their heads yes.

**COMMISSIONER / STAFF COMMENTS:**

Kelly Pfeifer stated there will be items for the December meeting.

**ADJOURN:**

Roloff moved to adjourn the meeting. Briney seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 7:31 pm.

Respectfully,  
Abby Heckman, Planner