

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON NOVEMBER 09, 2015

The meeting was called to order by Vice Chairman Kevin Hicks at 7:35 PM

Roll call was taken: **Present: Gardner, Hicks, Rau, Vogt, Lutz and Childers.**
Absent: Baker

Vice Chairman Hics asked if there were any additions or corrections to the minutes of the October 12, 2015 meeting. A motion was made by Rau and seconded by Gardner to approve the minutes of the October 12, 2015 meeting as presented. Motion carried.

The Vice Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Vice Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

P-15-10--01 Review and Comment on Amended Preliminary Plat for Remington Ridge Subdivision as proposed by developer Derrick Huebner.

Mr. Derrick Huebner is requesting an amended preliminary plat for Remington Ridge subdivision. The original Phase I plat was for fifty-nine (59) lots, but due to the economy and financial backing, Mr. Huebner is requesting to scale back Phase 1 of the development to twenty-five (25) lots. The infrastructure is in place, and they began to pour streets today. A discussion was held on what streets are to be poured for Phase 1. There was confusion between the Preliminary Plat and the Amended Preliminary Plat due to the orientation of the drawings and the renumbering of the lots. Remington Road and Kirk Lane/Peasant Run will have temporary turn around areas where they stop in Phase I. These temporary turn arounds will be removed with the development of Phase II. The Zoning Administrator mentioned that the lot sizes do not currently meet the newest version of code, but the infrastructure was already in place, so the City Council has been extending the improvement plans. This will not be the case with any additional phases. The development of the next phases will have to meet code requirements for lot size. The detention basin to the north of the development already exists and contains a small pond. The Zoning Administrator informed Mr. Huebner that the lot "Common 1" now has to be an extension of one or more of the adjoining lots and cannot be owned by a "homeowners association"

Motion was made by Lutz and seconded by Vogt to approve the Amended Preliminary Plat for Remington Ridge Subdivision as proposed by developer Derrick Huebner.

Members voted as follows: YES – Gardner, Hicks, Rau, Vogt, Lutz and Childers.

Motion carried.

PETITIONS:

Z-15-11--01 Review and Comment on Zoning Map Amendment as submitted by Terry Barnes for Property Owned at 229 Bradford Lane.

Mr. Terry Barnes has owned the lot at 229 Bradford Lane for over twenty (20) years. The lot is currently zoned B-3 (Central Business District), and he is requesting the lot to be rezoned to R-5 (Multi-Family). The lot is east of Caywood's Youth Center. To the north of this lot is a detention basin, to the south are the Human Support apartments and to the east is an R-5 zoned district containing duplexes. Mr. Barnes plans on developing a six unit condominium on the lot if it is rezoned. The property cannot be zoned as R6 (Condominiums) as it does not touch another R-6 zoned district and it is less than five (5) acres in size. Mr. Dan Hayes, Waterloo City Attorney, addressed the Planning Commission and stated that there was an understanding between the City of Waterloo and Mr. Terry Barnes that:

1. If the rezoning is approved, it will be only for condominiums. Apartments will not be allowed.
2. If the rezoning is approved, the City Council will pass a traffic control ordinance that will allow for two (2) access points instead of six (6). This ordinance will directly apply to this lot.

Mr. Terry Barnes acknowledged he agrees to these terms if the rezoning of the lot is approved. The two access points will ensure the six (6) driveways are not in direct contact with Bradford Lane, however, parking is allowed on Bradford Lane. Mr. Barnes informed the board that he plans to sell the condominium's and not lease/rent them.

Motion was made by Gardner and seconded by Vogt to approve on the Zoning Map Amendment as submitted by Terry Barnes for Property Owned at 229 Bradford Lane with the stipulations that the rezoning is for condominiums only and only two access points (entrances) are allowed.

Members voted as follows: YES – Gardner, Hicks, Rau, Vogt, Lutz and Childers.

Motion carried.

NEW BUSINESS:

Discussion on Comprehensive Plan

The Zoning Administrator stated that the Mayor would soon be asking the Planning Commission for a recommendation as to how they would like to proceed with the Comprehensive Plan. Presentations were made by Heartland Conservatory and Streiler Planning, and the majority of people believed Streiler Planning was the better of the two candidates. The Planning Committee met to discuss the hiring an outside firm or doing the work in-house. The thought process for doing the work in-house is that, although the city has grown, it really has not changed, so the Comprehensive Plan only needs to be refreshed and not re-written. The Zoning Administrator stated he did some research and that within the last twenty years the City has annexed over 1,700 acres and added more than a 1,000 subdivision lots. Two generators have been added for to increase our electric capacity and a new sewer treatment plan has been constructed. A lot of the recommendations from the 1996 Comprehensive Plans have been implemented. It was mentioned that additional things to think about and consider for the future is the potential revitalization of downtown, reviewing lot sizes due to the “tiny” home movement, green space and solar energy development. Solar farms have already been mentioned in Monroe County, and Human Support Services is looking at solar cells. The last time the Comprehensive Plan was revised was in 2005, and only the traffic study portion of the review was adopted. Additional topics discussed were the challenges in revitalizing downtown as the buildings are not ADA compliant. Also, there is a lot of I-1 zoned district along the Illinois Route 3 by-pass that could allow for development that would not be desirable. Our land use map is another area of concern and should possibly be reviewed. Monies have already been allocated for the development of a new Comprehensive Plan, and social media is readily available and could be utilized for public input and gathering data. The Comprehensive Plan is supposed to be the guide book for the Planning Commission and should be used when petitions come before the commission. The plan also should be active and applicable. The Zoning Administrator asked the board to “gear up” for the Comprehensive Plan by reviewing the old plan. Takes notes as you read, notice short comings, jot down great ideas, and think of potential directions the City should or could make. The Zoning Administrator also reminded everyone of the Open Meeting Act and any discussions that included three or more Planning Commission members was in violation of this act unless the public was notified and had the opportunity to participate in the meeting.

COMMENTS:

The Vice Chairman asked if there were any comments. There was none.

Motion to adjourn the meeting at 9:25 PM was made by Gardner and seconded by Lutz.

Motion carried.

Minutes respectfully submitted by Mechelle Childers.