



*Village of Mahomet*

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**PLAN AND ZONING COMMISSION**

TUESDAY, May 3, 2016

7:00 P.M.

AT THE VILLAGE OF MAHOMET ADMINISTRATIVE OFFICE

**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT:** The Commission welcomes your input. You may address the Commission by completing the information requested on the sign in/oath sheet before the meeting. You may address the Commission at this time on items that are not on the agenda. Please state your name and address and for the record. Please limit your comments to five minutes or less.
4. **REVIEW/APPROVE MINUTES:** April 5, 2016
5. **PUBLIC HEARING**
  - a) NONE
6. **PRELIMINARY DISCUSSION**
  - a) RESIDENTIAL DEVELOPMENT CONCEPT IN CONWAY FARMS AREA – representatives Nate Evans and Nicole McGuire
7. **ORDINANCES, RESOLUTIONS and MOTIONS (TO BE ACTED UPON)**
  - a. NONE
8. **COMMISSIONER COMMENTS**
9. **ADJOURN**

**NEXT MEETING JUNE 7, 2016 7:00 P.M.**

**PLAN AND ZONING COMMISSION  
MEETING MINUTES  
April 5, 2016**

BACK TO AGENDA

The Plan and Zoning Commission met, Tuesday, April 5, 2016 at 7:00 p.m.

Mr. Roloff called the meeting to order.

**MEMBERS PRESENT:** Steve Briney, Bob Buchanan, Jay Roloff, Abby Heckman, Robert DeAtley, and Earl Seamands.

**MEMBERS ABSENT:** Mike Buzicky

**OTHERS PRESENT:** Village Administrator Patrick Brown, Community Development Director Kelly Pfeifer, Village Attorney Jim Evans, and other interested parties.

**PUBLIC COMMENT:** There was no public comment.

**APPROVAL OF MINUTES:**

Heckman moved and Briney seconded to approve the minutes for the March 1, 2016 meeting. ROLL CALL, Briney, YES; Buchanan, YES; DeAtley, YES; Heckman, YES; Roloff, NO; Seamands, Abstain. Motion Passed.

**PUBLIC HEARING: NONE**

**RESOLUTION: CONCERNING A FINAL PLAT APPROVAL FOR THE FIFTH PHASE OF THORNEWOOD SUBDIVISION, VILLAGE OF MAHOMET, IL.**

Chair Roloff asked Pfeifer for a brief summary of the case. She stated that the construction plans were approved by the Board of Trustees in May 2015 and construction began shortly thereafter. Construction was largely complete and they developer is preparing for the recording. The final plat is consistent with the construction plans which is consistent with the approved preliminary plat. No waivers are needed to support the Final Plat that were not already granted with the annexation agreement amendment and the preliminary plat approvals.

Buchanan asked about the lot numbering convention. Pfeifer explained that the drainage channel or flood area is being platted into outlots that have numerous limitations but ownership is by the similarly numbered main buildable lot (for example 530 and 530A) and both are permanently tied together and cannot be separated.

Pfeifer also identified that another unique feature is that access control is platted the entire length of Thornewood Drive which prohibits driveways and on corner lots that include the bike path, access control is placed along the frontage with the pathway.

Seamands asked about the ownership/placement of the pathways. Pfeifer explained that when the path is in ROW, it is simply like an sidewalk however there are pathways in common areas that will be owned and maintained by the HOA. She described the pathway concept in the entire development.

DeAtley stated he noticed that the only thing changed from the Preliminary Plat seemed to be that the smaller outlots that were going to be used for mailbox clusters were removed. Pfeifer stated that yes, the HOA did not want those common areas and clusters. When the postmaster approved curb side delivery in clusters generally of 2 boxes per post, the outlots were absorbed into the adjacent lots.

She also took the opportunity to explain how the mail delivery policy change and its implementation was affecting addressing, specifically with corner lots, when there is still curbside mail delivery. Not all corner lots will have the option of the address and it may not be consistent with the side of the house with the front door. The address will be placed on whatever façade of the home faces the street of the address assignment. She noted that in this case another wrinkle was making addressing challenging. The intersection of Briarwood and Forest Ridge is perfectly located in the start of the 1300's for both streets.

Roloff indicated a draft resolution was prepared and said he would entertain a motion to either approve or deny the final plat.

Briney moved, DeAtley seconded to adopt the prepared resolution as modified indicating a recommendation to approve the final plat as presented. ROLL CALL, ALL YES.

Seeing no comments or questions, Chair Roloff said he would entertain a motion to modify the draft resolution to indicate recommendations to approve or disapprove and adopt or not adopt the map as the official zoning map.

Heckman moved, DeAtley seconded to modify the resolution to indicate a recommendation to approve and adopt the map. ROLL CALL, ALL YES.

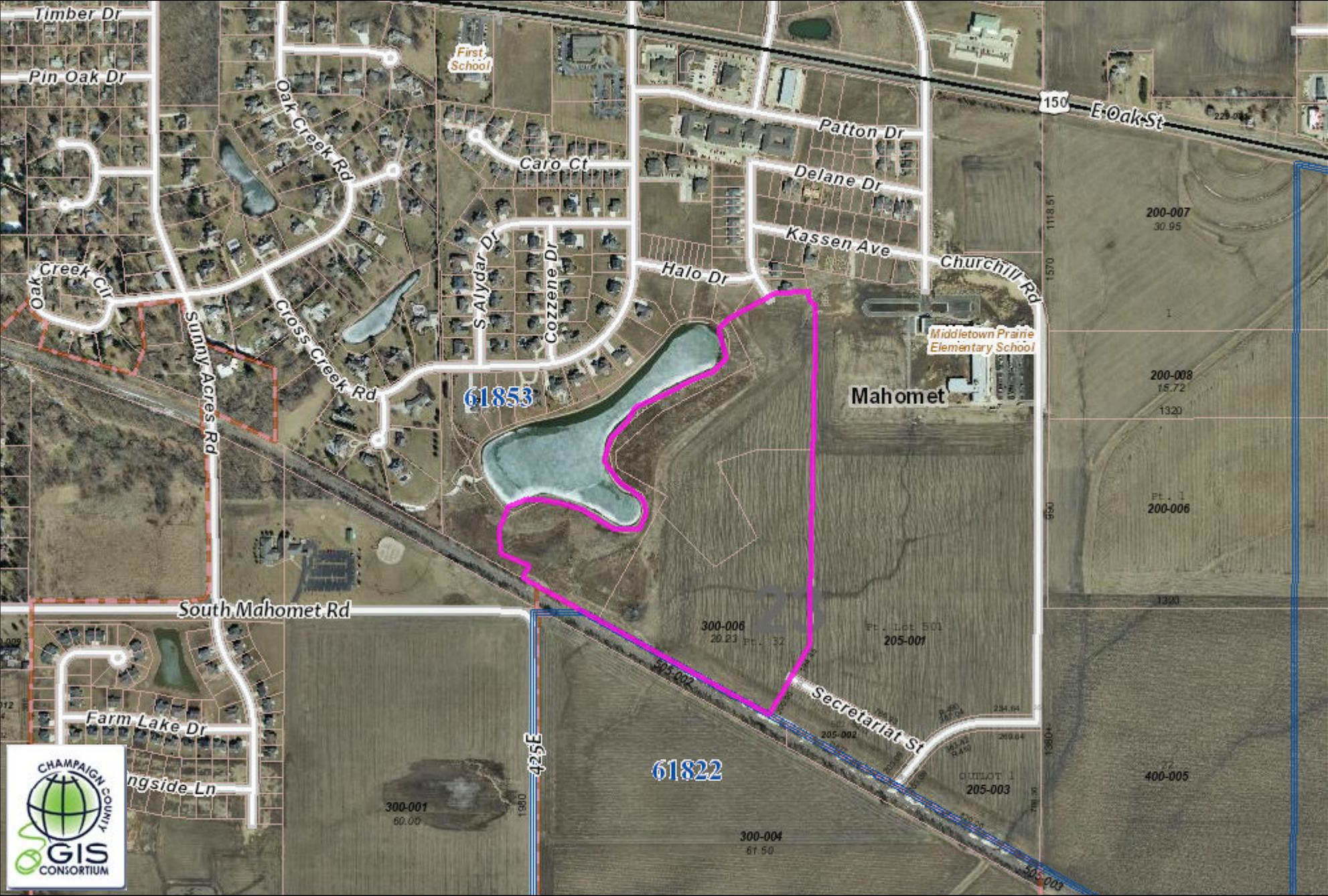
**ADJOURNMENT:**

DEATLEY MOVED, BUCHANAN SECONDED TO ADJOURN THE MEETING AT 7:45 P.M. ROLL CALL: ALL YES.

Respectfully,

Kelly Pfeifer

# Area of Interest (pre-lim discussion 05/03/2016 PZC) [BACK TO AGENDA](#)



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