
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF MAY 12, 2008

CALL TO ORDER AND ROLL CALL

Chairperson John Lewis called the meeting to order and City Clerk Candy Smith called the roll. Those Commissioners present were: Marvin Barnes, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, and Chuck Stowe. Commissioner Ron Bemis was absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF APRIL 14, 2008.

Motion

Commissioner Lorence moved to approve the Minutes of April 14, 2008 and Commissioner George seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Schulz moved to approve the agenda and Commissioner Nelson seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

CONSIDERATIONS - NONE

WORKSHOP ITEMS

A. Consideration of a First Draft of Chapter Four of the Proposed 2008 Comp Plan.

City Manager Nicklas said that generally speaking they are only proposing a small amount of area for future neighborhood residential in the planning area. He said he left a small amount of rural residential to the west so that at some point a few lots might be able to tie into a future development for sewer and water. He said there is a limited area of commercial designated at the northeast corner of Peace and Route 64 and there is a fair amount on the east edge of the planning area on Route 64. He said there is a Mixed Use area out where Oehlert's have their neighborhood commercial and apartments. He said it is not a complicated plan it's what is not dictated by flood plain or already established uses.

Commissioner George said he thought the area north of route 64 and east of Airport should be Mixed Use.

Mr. Nicklas said there has been pretty strong sentiment by Council to maximize commercial.

Chairperson Lewis asked if the depth of the space between Old State and the railroad right-of-way was large enough for commercial.

Mr. Nicklas said somebody could be creative and it would be expensive and the time for that is not now. He said he had the sub-area plan superimposed onto the land use map.

Commissioner Davey said he thought it was wrong not to allow residential along Airport Road therefore preventing the landowner to sell his land. He said the idea was that the Park District wanted to keep open space and now they have built a very large building on their property along Airport Road.

Commissioner Schulz said she also felt badly for those landowners to be held hostage by this plan.

B. Reconsideration of the City's Urban Design Guidelines for New Residential Construction in Older Neighborhoods.

City Manager Nicklas said that it will be possible in the next couple of years when we come out of the housing slump that there may be some value to buying existing property and tearing down the house and building a new home. He asked if Plan Commission wanted him to pursue the parameters for that type of redevelopment. He said DeKalb just addressed this and they focused on scale and access. He asked if they wanted to wrap up the Comp Plan and come back with this as a follow on.

Chairperson Lewis said he thought they should have some general guidelines for footprint percentage and front and back sidelines.

Mr. Nicklas said we have that now, but most people don't build to the max.

Commissioner Nelson said he would rather take time now and be up front with this.

Mr. Nicklas said he would be happy to come up with options, but would like to put the Comp Plan to bed because it has been open for almost a year. He said the neighborhood redevelopment plan could be an appendix.

Chairperson Lewis asked if Mr. Nicklas planned to bring back the Comp Plan for final approval at the June meeting.

Mr. Nicklas said it would be the July meeting and he thought Mr. Pappas would be back at that meeting.

REPORTS

PERSONS TO BE HEARD FROM THE FLOOR ON OTHER THAN AGENDA ITEMS

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:26 p.m. and Commissioner Schulz seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk