

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday September 4, 2014 at 6:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Harris, Buchanan, Brandt, Erickson, Metsker, Robustelli and Wendt

Members Absent: None

Other Board Members Present: None

Staff Present: Ms. Hannah Eisner, Assistant County Administrator, Ms. Diana Hospelhorn, Recording Secretary

Department Heads/
Elected Officials
Present: Mr. Phil Dick, Director of Building and Zoning,

Others Present:

Chairman Gordon called the meeting to order at 6:00 p.m. He presented the bills from August 31, 2014 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and fund total for August 31, 2014 is \$1,480.38.

Motion by Wendt/Buchanan to recommend approval of the Land Use and Development Committee Bills for August 31, 2014.
Motion carried.

Chairman Gordon presented the request by Joel and Nancy Vercler for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Vercler Subdivision, File No. S-14-08.

Mr. Phil Dick, Director of Building and Zoning, stated that the one lot subdivision is located at 29897 N 2950 East Road, Chenoa, IL in Yates Township. It is right next to Chenoa Township which requires the plat access certificate to be signed by the Chenoa Township Road Commissioner. He advised that the applicants want to set aside a 2.79 acre lot for a farm dwelling and two sheds from their farm property. The request meets all County Subdivision requirements.

Mr. Dick advised that Staff, the County Health Department and the County Highway Department recommend approval of the request for a waiver of a preliminary plan and approval of the final plat of the Vercler Subdivision. The Chenoa Township Road Commissioner has signed a plat access certificate for the subdivision.

Ms. Metsker asked if getting a subdivision is the only way to purchase a home in the rural area. Mr. Dick responded that there are two things to establish residential use in the rural area:

1. Zoning
2. Dividing of the property

Under subdivision rules the first division of land is exempt. The second division can be approved by the County Plat Officer. After this, if the parcel is less than 5 acres, it is required to go through the subdivision process.

Mr. Dick will provide the Committee with a copy of the County Subdivision Ordinance which is also available on the website.

Motion by Wendt/Harris to recommend approval of the request by Joel and Nancy Vercler for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Vercler Subdivision, file No. S-14-08.
Motion carried

Chairman Gordon continued with the Request by the Department of Building and Zoning and the Illinois State section of the American Planning Association to approve a "Proclamation of October as Community Planning Month in McLean County Illinois" in conjunction with the celebration of National Community Planning Month.

Mr. Dick advised that the Town of Normal, City of Bloomington and Regional Planning Commission have passed this proclamation. He stated that as part of October as Community Planning Month, he is conducting a session with two 6th grade classes at Bloomington Junior High School. They will be planning and building a small city from recycled materials.

Motion by Harris/Metsker to recommend approval of the Request by the Department of Building and Zoning and the Illinois State section of the American Planning Association to approve a "Proclamation of October as Community Planning Month in McLean County Illinois" in conjunction with the celebration of National Community Planning Month.
Motion carried.

Chairman Gordon stated that the next Land Use and Development Committee Meeting will be October 9, 2014 rather than the usual date of October 2, 2014.

Mr. Dick stated that he requested the date change. He will be at the Illinois Chapter of American Planning Association Conference on October 2nd.

Mr. Wendt will not be available on October 9th. He may make a request for approval of remote attendance for the meeting.

Chairman Gordon asked if there was any other information to come before the Committee. Hearing none, he adjourned the Land Use and Development Committee Meeting at 6:15 p.m. without objection.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary