

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday August 6, 2015 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Buchanan, Erickson, Wendt, Harris, Finch and Johnson

Members Absent: None

Other Board Members Present: None

Staff Present: Mr. Bill Wasson, County Administrator, Mr. Don Knapp, First Assistant State's Attorney, Civil, Ms. Jessica Woods, Assistant State's Attorney, Civil, Ms. Diana Hospelhorn, Recording Secretary, County Administrator's Office

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

Others Present: Mr. Mike Behary, County Building and Zoning, Ms. Amanda Demling, Representative for the applicants, James and Susan Thoennes, applicants.

Chairman Gordon called the meeting to order at 3:30 p.m. He presented the July 2, 2015 Land Use and Development Committee minutes. He asked if there were any corrections or comments. Haring none, Chairman Gordon approved the July 2, 2015 Land Use and Development Committee minutes as presented.

Chairman Gordon presented the bills from July 31, 2015 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 July 31, 2015 is \$43,173.21.

Motion by Buchanan/Harris to recommend approval of the July 31, 2015 Land Use and Development Committee Bills.

Motion carried.

Chairman Gordon presented the request by Robert, Dee Ann, Marcy and Travis Demling and Marcy Seeman for a waiver of preliminary plan requirements and a three lot final subdivision plat for the Moore's Mill Subdivision, File No. S-15-02.

Mr. Phil Dick, Director of Building and Zoning, referred to the plat map noting that the 3 lot subdivision zoned Agriculture District is located at 3262 N 150 East Road, McLean, Illinois in Mount Hope Township. Lot 1 contains an existing home. The applicants propose to change the parcel size from 5.25 acres to 1.77 acres. Lot 2, 2.78 acres is vacant farm ground. The applicants propose to build a new house for one of the applicants who is a farmer. Lot 3, 68 acres contains two machine sheds with one containing a dwelling unit; this lot is primarily used for crop production. He added that the Health Department, County Highway Department and Staff recommends approval of the final plat for the Moore's Mill Subdivision. The Mount Hope Township Road Commissioner has signed a plat access certificate.

Mr. Dick noted that Ms. Amanda Demling is representing the applicants and is present to answer any questions the Committee may have.

Mr. Erickson advised that a County Board member has requested that the Committee agenda packets be completely done digitally. He noted that the plat map is an example as to why this would be difficult for the Land Use and Development Committee. Ms. Harris added that she has been trying to go paperless, however is having technical difficulties.

Mr. Wasson, County Administrator, advised that there has been conversation in the Justice and Finance Committee meetings relative to moving to a paperless system. This Committee has valid concerns that should be considered. Information will be provided to the Finance Committee.

Motion by Harris/Finch to recommend approval of the request by Robert, Dee Ann, Marcy and Travis Demling and Marcy Seeman for a waiver of preliminary plan requirements and a three lot final subdivision plat for the Moore's Mill Subdivision, File No. S-15-02.

Motion carried.

Chairman Gordon continued with the request by James and Susan Thoennes for a waiver of preliminary plan requirements and a two lot final subdivision plat for the Slow But Sure Subdivision, file No. S-15-03.

Mr. Dick advised that the two lot subdivision zoned Agriculture District is located at 20851 Cheney's Grove Road, Bloomington, Illinois in Old Town Township. The applicants propose to have their existing residence located on Lot 1, 16.5 acres. They further propose to create Lot 2, 2.97 acres which is wooded and undesirable for agricultural purposes, for their son to build a dwelling. The parcels now contain a single family dwelling, out buildings and the land is in crop production. He added that the Health Department, County Highway Department and Staff recommends approval of the final plat for the Slow But Sure Subdivision. The Old Town Township Road Commissioner has signed a plat access certificate. He added that Mr. and Mrs. Thoennes are present to answer any questions the Committee may have.

Motion by Harris/Wendt to recommend approval of the request by James and Susan Thoennes for a waiver of preliminary plan requirements and a two lot final subdivision plat for the Slow But Sure Subdivision, File No. S-15-03.

Motion carried.

Chairman Gordon presented the County Watershed Management Program Intergovernmental Agreement with the City of Bloomington, the Town of Normal and the McLean County Soil and Water Conservation District.

Mr. Dick reported that this agreement would involve a commitment by the County of \$10,000 per year for three years as a continuation of a similar three year agreement that was approved by the County in May, 2012 which will expire on October 1, 2015.

Mr. Dick added that the County and the Town of Normal contribute \$10,000 and the City of Bloomington contributes \$70,000. In addition to other tasks, this position will:

- Help implement the Lake Bloomington and Evergreen Lake watershed plans.
- Help implement the County's storm water management plan.
- Coordinate the development of erosion and sediment control with land owners and small communities in McLean County.

Mr. Finch noted that Mr. Dick had stated that there is some interest to expand the number of watersheds included in project based efforts to improve the water quality in McLean County. At this time it is not incorporated into the agreement. He asked if there is activity towards the expansion. Mr. Dick responded that there have been conversations concerning including Sugar Creek, Kickapoo, Sangamon and other watersheds.

Mr. Wasson added that Six Mile Creek and Money Creek were the main focus due to the fact the two water supply reservoirs were designated as Total Daily Maximum Load (TDML) bodies of water. He advised that the need for Bloomington Normal Water Reclamation District to address the load factors they apply to Sugar Creek and Kickapoo will help to move this forward in the future. For the community to be able to grow, we need locations where addition loads can go into these streams.

Mr. Dick referred the Committee to the McLean County Soil and Water Conservation District Annual Report.

Motion by Wendt/Harris to recommend approval of the County Watershed Management Program Intergovernmental Agreement with the City of Bloomington, the Town of Normal and the McLean County Soil and Water Conservation District.

Motion carried.

Chairman Gordon continued with items for information.

Mr. Dick advised the Committee that the 2015 American Planning Association Illinois Chapter Conference will take place at the Marriot Hotel and Conference Center in Normal on October 7-9, 2015. "Planning Skills for all Contexts" will take place from 8:45 AM to 5:00 PM on Thursday, October 8, 2015. He noted that there will be 37 different sessions offered.

Mr. Dick advised that if any Committee members are interested in attending to contact him and he will get them registered

Chairman Gordon noted that the Committee will meet next on September 3, 2015.

Noting no further business, the meeting adjourned at 4:00 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary