

Agenda: Consider a request for approval of a Preliminary Plat and Final Plat for the Apgar Minor Subdivision, a re-subdivision of Lots 2 and 3 of Pamida Subdivision, being part of the Southwest 1/4 of Section 35, Township 16 North, Range 8 East of the 3rd Principal Meridian, Douglas Co. IL. The request is submitted by The Upchurch Group Inc., 123 N 15th St, Mattoon, IL 61938. The property is owned by Austin Apgar, 1240 E Co Rd 1250 N, Tuscola, IL.

The Tuscola Planning Commission will also consider a request for approval of a Final Plat for Amishland Country Village Phase II, part of Government Lot 3 of the NW quarter of Section 2, Township 15 North, Range 8 East of the 3rd Principle Meridian, Douglas Co. IL. The request is submitted by the City of Tuscola. Owners of the lots are the Tuscola National Bank, Tuscola IL, Lots 1 – 3, and 5 – 7, Richard L and Nancy L Broch, Tuscola IL, Lot 4.

Minutes: The meeting was called to order by Chairman Steve Hilgendorf at 7:00 PM. Roll call was taken and 6 members were present. Hilgendorf declared a quorum and continued by reading the requests for Plat approval. Hilgendorf first explained the process of approval of a plat. He stated that the Planning commission only recommends to the city council who has final approval.

The first to be considered was the Preliminary and Final Plat for the Apgar Minor Subdivision. Two people representing the Engineer and the owner for this subdivision were present, Mark Dwiggin of the Upchurch Group and Jeff Moore of Lanman Oil. Dwiggin spoke first explaining the proposed development of the former Dixie property. The development requires the property to be re-subdivided into lots to accommodate potential development in phases.

Drew Hoel, City Administrator explained the city's involvement, stating that the city has proposed to put in the infrastructure. He further explained the permanent right of way easement proposed on the plat. Normally there is simply a right of way dedication, but in this case, in order to produce lots adequate for the development, the permanent right of way easement was a better solution. Functionally, it accomplishes the same thing and we have similar situations in other areas of the city. He further explained that since the city would be putting in the infrastructure, no construction bond would be required and Plat approval fees waived.

Board member Jerry Reynolds asked about the change in the entrances off Route 36 and Prairie street. Hoel explained the changes and the need for them.

Board Member Brad Bennett stated he would like to see a sidewalk on the Route 36 side of the development. Hoel explained that it could probably be accomplished in the project the city is presently working on for sidewalks on the South side of 36.

Reynolds asked if the phone boxes on the corner of Prairie and 36 would have to be moved. Dwiggin stated that they would likely be moved. Hoel stated that a stop light at the corner of 36 and Prairie was also likely.

Jeff Moore of Lanman Oil spoke briefly describing the proposed convenient store/gas station on the site and the owner's interest in developing this site.

Hilgendorf then entertained a motion to recommend approval of the preliminary and final plat for the Apgar Minor Subdivision as submitted. Reynolds made the motion, and added waiving of the Street Right of Way requirement of the subdivision ordinance to allow the slightly narrower proposed right of way. Alan Hettinger seconded the motion. Roll call was taken with 6 yeas and 0 nays.

Roll Call For Apgar Plat Motion

Name	Present	Absent	Yea	Nay
Brad Bennett	X		X	
Alan Hettinger	X		X	
Steve Hilgendorf	X		X	
Brett Adkisson		X		
Terry Poindextor	X		X	
Jerry Reynolds	X		X	
Randy Hastings	X		X	

Next on the agenda was to consider a request for approval of a Final Plat for Amishland Country Village Phase II. Hilgendorf asked if there were any questions from the board.

Bennett asked about the Floodplain portion of the Plat. Hoel explained that the preliminary plat was approved in the nineties and only part of that was approved for a final plat. There was never a final plat for the remaining lots. The owners of the un-platted lots approached the city about some development and the city negotiated and trade for putting in the infrastructure. Again, the city is basically the developer and therefore fees and construction bond will not be required, and waivers for some requirements of the subdivision regulations have been accepted. Hoel went on to explain that the reason for new configuration of the lots from the preliminary plat was partially because of the floodplain and that the new configuration would make the most use of land in and outside the floodplain. He stated that the city is in the process of stream improvements that may further shrink the floodplain.

Randy Hastings then made a motion to recommend approval of the final plat as submitted. Alan Hettinger seconded the motion. Roll call was taken with 6 yeas and 0 nays.

Roll Call for Amishland Plat Motion

Name	Present	Absent	Yea	Nay
Brad Bennett	X		X	
Alan Hettinger	X		X	
Steve Hilgendorf	X		X	
Brett Adkisson		X		
Terry Poindextor	X		X	
Jerry Reynolds	X		X	
Randy Hastings	X		X	

One final issue was discussed. In the past, the board members have all served as Planning, Zoning, and Sign Board of Appeals members with one chairperson and secretary for all boards. Recently the Zoning board did have a separate chairperson, Duncan McGibbon, but he has since retired. All were in favor of keeping Steve Hilgendorf as chairperson and Jerry Reynolds as Secretary for all 3 boards.

The meeting was adjourned at 7:30 PM.

Submitted by: Secretary Jerry Reynolds and Building Inspector Steve L. Hettinger