

**Meeting of the Planning Commission and Zoning Board of Appeals.**

**Date: April 4th, 2019**

**Agenda:** The Tuscola Planning Commission will consider a request for approval of a Preliminary and Final Plat of Tuscola Commons Subdivision, located North of Route 36, adjacent to and West of I-57. submitted by 3-D Development LLC.

**Minutes:**

In the absence of Chairman Hilgendorf the meeting was called to order by Brad Bennett, at 7:05 PM. Roll call was taken and five members were present. A quorum was declared. Also present was Drew Hoel, City Administrator, and Mike Salmon, City Building Inspector.

Drew Hoel began with a detailed explanation of the project, easements, waivers, and the City’s involvement. He also explained that the Plat was contingent on the purchase of the property.

Hoel introduced Chris Davis who was representing 3-D development and Bob Colvin who was representing Francis and Associates

Bennett asked about the intersection of Southline and the proposed Moore avenue, the intersection will be a new signalized 4 way, with commercial entrances. Colvin explained the process of working with IDOT on the intersection.

Bennett asked about annexation into the City, Hoel explained that our City subdivision ordinance does not require annexation but the redevelopment agreement does and so the property would be annexed into City limits.

Bennett asked about water and sewer, Hoel explained that the sewer would come from the West and water would come off of route 36.

Poindexter asked about access to future development, Hoel explained a future roadway to the west connecting to Progress Boulevard. The plan is to grid the area for multiple points of access dependent on the development.

Colvin detailed the drainage from Lot 1 going towards Route 36 to a pond in front of the property With no further discussion, Bennett made a motion to approve.

Hoel read the requests for waivers on ending Moore Avenue without a cul-de-sac and excluding sidewalks on the east side of Moore avenue. Bennett asked if guardrails would be present for safety at the end of Moore avenue and Colvin answered yes.

A motion was made by Bennett to approve the preliminary and final plat with waivers. The motion was seconded by Reynolds.

Name	Present	Absent	Yes	No	Abstain
Brett Adkisson		X			
Brad Bennett	X		X		
Randy Hastings	X		X		
Alan Hettinger	X		X		
Steve Hilgendorf		X			
Terry Poindexter	X		X		
Jerry Reynolds	X		X		

Meeting adjourned at 7:20pm.

Prepared by Secretary Reynolds and Inspector Salmon.