

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** June 8, 2006

**TIME:** 7:30 P.M.

**PLACE:** Urbana City Building  
400 South Vine Street  
Urbana, IL 61801

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**MEMBERS PRESENT:** Jane Burris, Laurie Goscha, Ben Grosser, Lew Hopkins, Bernadine Stake, Marilyn Upah-Bant, James Ward

**MEMBERS EXCUSED:** Michael Pollock, Don White

**STAFF PRESENT:** Matt Wempe, Planner II; Teri Andel, Planning Secretary

**OTHERS PRESENT:** There were none.

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**Laurie Goscha served as Acting Chair in the absence of Chair Michael Pollock.**

**1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM**

The meeting was called to order at 7:31 p.m., the roll call was taken, and a quorum was declared.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

Mr. Grosser moved to approve the minutes from the May 18, 2006 Plan Commission meeting as presented. Ms. Stake seconded the motion. The minutes were approved as presented by unanimous voice vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. CONTINUED PUBLIC HEARINGS**

There were none.

**6. OLD BUSINESS**

There was none.

**7. NEW PUBLIC HEARINGS**

**Plan Case 1997-T-06 – Text Amendment to Table IX-6 of the Urbana Zoning Ordinance concerning signs on gas station canopies.**

Matt Wempe, Planner II, presented the case to the Plan Commission. He gave a brief background and explained the purpose for the proposed text amendment, which is to correct a recent change to the Zoning Ordinance that was recently proven to be unintentionally biased against gas station canopies by allowing a lesser amount of signage than other types of canopies. He read the options of the Plan Commission and presented staff's recommendation, which is as follows:

*Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Commission recommend approval of the proposed text amendment.*

With no people in the audience, Acting Chair Goscha skipped to the Plan Commission discussion.

Ms. Stake moved that the Plan Commission forward the proposed text amendment to the Urbana City Council with a recommendation for approval. Mr. Ward seconded the motion. The motion was passed by unanimous vote.

**8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Mr. Wempe reported on the following:

- The Billboard/ OASS Text Amendment was approved by the City Council.
- 801 East Kerr Avenue Rezoning was approved by the City Council.
- Urbana Country Club Annexation/ Rezoning was approved by the City Council. This case came before the Plan Commission back in January of 2006. The Plan Commission had forwarded the case to the City Council with a recommendation for approval. The case was placed on hold until recently by the petitioner.

- Upcoming Meetings will have full agendas including a text amendment to the Urbana Zoning Ordinance regarding non-conforming signs, several major rezonings, a text amendment to the Urbana Zoning Ordinance regarding signs without a permit, plus many other items.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

Acting Chair Goscha adjourned the meeting at 7:40 p.m.

Respectfully submitted,

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Robert Myers, AICP, Planning Division Manager  
Urbana Plan Commission