

## MINUTES OF A REGULAR MEETING

### URBANA PLAN COMMISSION

**APPROVED**

**DATE:** October 18, 2007

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

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

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**MEMBERS PRESENT:** Jane Burris, Tyler Fitch, Ben Grosser, Michael Pollock, James Ward, Don White

**MEMBERS EXCUSED:** Lew Hopkins, Bernadine Stake, Marilyn Upah-Bant

**STAFF PRESENT:** Robert Myers, Planning Manager; Jeff Engstrom, Planner I; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Susan Taylor

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

The meeting was called to order at 7:30 p.m., the roll call was taken, and a quorum was declared present.

#### 2. CHANGES TO THE AGENDA

There were none.

#### 3. APPROVAL OF MINUTES

Mr. Grosser moved to approve both sets of minutes from the September 20, 2007 meeting and the October 4, 2007 meeting. Mr. Ward seconded the motion.

Mr. Grosser moved to amend the October 4, 2007 minutes by a requesting a change in the second paragraph from the bottom on Page 11 to read, "*Mr. Grosser commented that he appreciated his conversation earlier in the day with Mr. Krchak. He stated that Mr. Krchak accurately represented their conversation during his testimony. He also said that he appreciated Mr. Krchak's providing him with case citations. Mr. Grosser took the time to read each of those cases. However, he remains unconvinced about the Special Use Permit process being*

*unlawful.*” Mr. Ward seconded the motion to amend. The motion to amend was approved unanimously by hand vote.

Chair Pollock called for a voice vote on the motion to approve both sets of minutes as amended. The minutes were approved by unanimous vote.

#### **4. COMMUNICATIONS**

- ◆ Press Release regarding the community Planning Month Film Festival
- ◆ Annexation and Extra-Territorial Jurisdiction Workshop Flyer

#### **5. CONTINUED PUBLIC HEARINGS**

There were none.

#### **6. OLD BUSINESS**

There was none.

#### **7. NEW PUBLIC HEARINGS**

There were none.

#### **8. NEW BUSINESS**

**CCZBA Case No. CCZBA-583-AT-07: Request by the Champaign County Zoning Administrator to amend the Champaign County Zoning Ordinance to add definitions and regulations related to “Gas Pipeline”, “Hazardous Liquid Pipeline” and “Pipeline Impact Radius”.**

Jeff Engstrom, Planner I, presented this case to the Plan Commission. He gave a brief introduction of the proposed Champaign County text amendment noting the main changes to the County Zoning Ordinance. He talked about the history and reason for the proposed text amendment. He discussed the City of Urbana’s policies and goals from the 2005 Comprehensive Plan pointing out that the City has jurisdiction to review proposed subdivisions within a mile and a half of the City boundaries and County Zoning Ordinance changes. He pointed out that there currently are not any transmission pipelines in Urbana’s Extra Territorial Jurisdiction (ETJ) area. He read the options of the Plan Commission and presented staff’s recommendation, which is as follows:

*Staff recommends that the Plan Commission forward this case to the City Council with a recommendation to defeat a resolution of protest for the proposed text amendment based upon staff findings.*

Mr. Fitch inquired if the liquid requirements dealt with specific kinds of liquids or is the 150-foot requirement for all types of liquids. Mr. Engstrom said that there is a 150-foot requirement

regardless of the type of liquid. He believed that natural gas is the only type that has a formula to determine the impact radius.

Robert Myers, Planning Manager, pointed out that the proposed ordinance defines “Gas Pipeline” as any pipeline used for the transmission of natural gas, including within a storage field. There are gas pipelines everywhere served by natural gas. He assumes the County intends to use the definition of “transmission” in a narrow sense (long distance) as opposed to distribution of gas within a local area. Mr. Engstrom added that he understands that the County distinguishes between pipelines and service lines. Service lines are the ones that distribute it throughout, and pipelines are for transmission.

Mr. Grosser inquired if the County had indicated a diameter of the pipeline under the streets. Mr. Engstrom replied no. Mr. White pointed out that these pipelines are not transmission lines, and Mr. Pollock added that they are distribution lines. He stated that any pipeline that a person could think of that we have in the City of Urbana is not one of the pipelines mentioned in the proposed text amendment.

Mr. White moved that the Plan Commission forward this case to the City Council with a recommendation to defeat a resolution of protest. Mr. Grosser seconded the motion.

Mr. Fitch believes the proposed text amendment is great. It is certainly better than what we have now, which is nothing. However, he did some research and found that the 150-foot requirement comes from a study by the American Petroleum Institute. They cited in the study that 67% of all property damage and 77% of all injuries happen within 150 feet. This means that about a third of the property damage and about a quarter of the injuries happen beyond 150 feet. Although he will support the motion on the table, he would be open to an amendment but would not know how much to increase the requirement.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Mr. Grosser	-	Yes	Mr. Pollock	-	Yes
Mr. Ward	-	Yes	Mr. White	-	Yes

The motion was passed by unanimous vote. Mr. Engstrom noted that the proposed County text amendment would go before the City Council on November 5, 2007.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Mr. Myers reported on the following topics:

OASS Text Amendment – The City Council deferred the Sign and Billboard Ordinance to the Committee of the Whole agenda for the October 22, 2007 meeting for discussion. They could then vote on this item at the November 5, 2007 City Council meeting.

Demolition Delay Ordinance – This will also be presented to the City Council on November 5, 2007. This item did not come to the Plan Commission because it is not part of the Zoning Ordinance.

Historic District Nomination for the 800 Block of West Main Street – This will be presented again to the City Council on November 5, 2007. Although the process is part of the Zoning Ordinance, the Plan Commission did not review this because the Historic Preservation Commission is the designated review body.

Upcoming Plan Commission Cases – There will likely be a Historic Preservation Ordinance text amendment presented to the Plan Commission at an upcoming meeting. The City Council and the Historic Preservation Commission met in a joint meeting to discuss ways to encourage more nominations for historic landmarks and historic districts. One of the items discussed was changing the rules so that a member of the Historic Preservation Commission could make a nomination, but then they would need to abstain from all discussion and voting.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,

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Robert Myers, AICP  
Secretary, Urbana Plan Commission