

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: January 5, 2012

TIME: 7:30 P.M.

PLACE: Urbana City Building – City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Tyler Fitch, Michael Pollock, Bernadine Stake, Mary Tompkins, Marilyn Upah-Bant

MEMBERS EXCUSED: Carey Hawkins Ash, Andrew Fell, Lew Hopkins, Dannie Otto

STAFF PRESENT: Rebecca Bird, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT: Wayne Clevenger, Monturnique Jackson, Latrice Moore, Susan Taylor

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

Chair Pollock called the meeting to order at 7:29 p.m. The roll was called and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Ms. Stake moved that the Plan Commission approve the minutes from the November 10, 2011 meeting as presented. Ms. Upah-Bant seconded the motion. The minutes were approved by unanimous voice vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2163-SU-11: A request by the Urbana Lighthouse Church of the Nazarene for a Special Use Permit to establish a church at 1808 South Philo Road in the B-3, General Business Zoning District.

Rebecca Bird, Planner II, presented this case to the Plan Commission. She gave a brief introduction explaining the review process timeline. She described the subject site and surrounding properties noting the zoning, current land uses and future land use designations of each. She mentioned that the existing building on the subject site was previously used as a site for the Leal Elementary School and for the Urbana Middle School when the Urbana School District remodeled the schools. Consequently the interior has been prepared for assembly uses and therefore the petitioner would need to do very little remodeling inside. She spoke about the parking requirements and discussed the requirements for a Special Use Permit according to Section VII-6 of the Urbana Zoning Ordinance. She reviewed the options of the Plan Commission and noted City staff's recommendation.

Mr. Fitch noticed that the City staff requests the same condition be placed on approval of every special use permit request. What is the point of requiring it? Ms. Bird explained that the idea is to give the City a tool to pull the Special Use Permit if the petitioner was not meeting any other regulations.

Chair Pollock asked if there was a property tax abatement for the portion of the property that relates to the proposed use. Ms. Bird did not know. She would research this and get an answer back to Mr. Pollock.

Ms. Stake asked if the proposed use would keep other businesses from locating in this area. Ms. Bird pointed out that there are quite a few vacant lots and buildings in this area so she did not feel that the petitioner would be taking the space of someone else.

With no further questions for City staff, Chair Pollock opened the hearing up for public input.

Reverend Wayne Clevenger, Pastor of the Urbana Lighthouse Church of the Nazarene, expressed excitement for using this property for the church. Their work is about making neighborhoods better and making citizens better people. Regarding property tax abatement, he was not sure how it works. They have not discussed this with anyone.

Ms. Upah-Bant wondered if the church planned to meet on any other days or nights other than on Sundays. Reverend Clevenger said yes. They have a program called "Caravan" and a youth group that meet on Wednesday nights.

With no further public comments, Chair Pollock closed the public hearing and opened the meeting to Plan Commission discussion and/or motion(s).

Mr. Fitch moved that the Plan Commission forward Case No. 2163-SU-11 to the Urbana City Council with a recommendation for approval along with the condition recommended by City staff. Ms. Tompkins seconded the motion. Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Ms. Tompkins	-	Yes
Ms. Upah-Bant	-	Yes			

The motion was approved by unanimous vote.

Chair Pollock announced that this case would go before the City Council on January 9, 2012.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Plan Commission