

Minutes of the Rantoul Planning and Zoning Commission
August 17th, 2023

Village Hall Conference Room
Rantoul Municipal Building, 333 S. Tanner St, Rantoul, IL

A scheduled Planning and Zoning Commission meeting was held on Thursday, August 17, 2023, in the Village Hall Conference Room, Rantoul Municipal Building, 333 S Tanner St, Rantoul, IL. The following persons were present:

P&Z Commission Members

Allen Jones, Chairman
Ken Waters
Brenda Crane
Jim Johnson
Kevin Modglin
Saundra Uhlott
Mike Runyon

Others Present

Chris Milliken, Urban Planning Manager
Brian Hunt, Community Development Specialist
Charles Smith, Village Mayor
Kristi Pflugmacher, Warner Dynasty Trust
Philip Davis, Business Owner
Sherry Johnson

Chairman Allen Jones called the meeting to order at 6:00 p.m. A Roll Call determined that a quorum was present as 7 members were in attendance.

It was announced that for the items up for discussion at tonight's meeting the Commission is advisory to the Village Board and recommendations will be forwarded to the Village Board for final action.

Approval of the Minutes of July 13, 2023 Meeting: Ken Waters made a motion to approve the minutes of the July 13, 2023 meeting as presented, Seconded by Mike Runyon. Minutes were unanimously approved by voice vote.

Public Hearing(s):

Rezoning Petition #ZP23-2 – Warner Dynasty Trust, as property owner, is requesting that the property located at and commonly known as 950-982 Broadmeadow Rd and 825, 829 and 867 Stone Bridge Dr be rezoned from AG Agriculture to C-2 General Commercial to allow for commercial development at those locations.

Urban Planning Manager Chris Milliken announced that the Notice of Public Hearing was published in the News Gazette on Wednesday, July 26th, 2023. Milliken indicated that the sign was posted on the property and mailing sent to neighboring property owners also on Wednesday, July 26th. Milliken explained that village staff did receive comments from a couple of neighbors before the hearing. Milliken briefly explained the facts of the request including that the parcels in question are zoned AG Agriculture and that all of the other Warner Dynasty properties located adjacent to the Rantoul Family Sports Complex have already been rezoned to C-2 General Commercial.

Petitioner: Kristi Pflugmacher, Warner Dynasty Trust, indicated that the desire is to get the remaining Warner Dynasty parcels adjacent to the Sports Complex rezoned from AG Agriculture to C-2 General Commercial so that the properties will become more marketable for future commercial development.

Questions or comments from the Commission: None

Audience Questions or Comments: None

Staff comments: Mr. Milliken stated that the owners of the Holiday Inn Express had some concerns regarding the drainage within the area and what will happen when future development occurs. Mr. Milliken reiterated to them that the properties would all be on the same storm drainage system as the Sports Complex and that no immediate threats exist because all stormwater is designed to drain to the South and East and away from that property. Milliken also indicated that all utilities already exist for these lots, which will help with future development of the properties. Milliken reviewed the staff report included in the packet and indicated that staff is supportive of the request. Milliken also reviewed the preliminary findings of fact listed in the staff report with the Commissioners and indicated that those facts don't suggest any issues that would hinder the Commission from allowing the property to be rezoned as requested.

Motion made by Jim Johnson to approve rezoning petition #ZP23-2 to rezone the property at 950-982 Broadmeadow Rd and 825, 829 and 867 Stone Bridge Dr. to C-2 General Commercial from AG Agriculture. Seconded by Mike Runyon.

Roll Call: Yes: Waters, Uhlott, Crane, Johnson, Modglin, Runyon, Jones

No:

Abstain:

Absent:

Motion carried, Rezoning Petition ZP23-2 Approved.

Other Business:

Fencing Requirements and Barbed Wire Usage. Mr. Milliken discussed the current zoning ordinance regarding fence regulations, and the use of Barbed Wire/Razor Wire on fences. The topic was brought up for discussion by a local business owner, Philip Davis, who would like to see this portion of the ordinance be changed in order to allow barbed wire/razor wire use within the village. A discussion ensued amongst the commissioners and a consensus was reached that the current zoning ordinance should be changed to allow for potential use of Barbed Wire/Razor Wire on fences. Milliken indicated that staff would create a draft amendment based off of the Commission recommendations and would bring that back before the Commission for consideration.

On a motion by Sandra Uhlott, seconded by Mike Runyon the meeting was adjourned at 6:55 p.m.