



Zoning & Subdivision Committee  
Thursday, April 11, 2024

The Zoning and Subdivision Committee met in a regular session on Thursday, April 11, 2024, at 12:32 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Gram Dick, Wes Dodds, Jeff Beard for Ashley Gaver, Heather Martin, Steve McCall, Tammy Noble, Bill Narducci for Steve Robinson, Tom Scheiderer, Aaron Smith, and Luke Sutton for Jeff Stauch. The Absent Member was Todd Freyhof.

Guests: Greg Iiams, Village of Russells Point; Jim Lipnos, Rockford Homes; Justin Wollenberg, Terrain Evolution; Tim Cassady, Champaign County Commissioner; Mike Yoder, Logan County Commissioner; Jay Bohman, Advanced Civil Design; Brad Holland, Schottenstein Real Estate Group; Joe Smiley, Land Strategies.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Wes Dodds asked if there were any corrections to the minutes from March 14, 2024. Steve McCall moved a motion to approve the minutes as submitted and Tyler Bumbalough seconded. All in favor with Bill Narducci abstaining.

1. Review of Hyland-Croy Commercial Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
  - Brad Bodenmiller stated the Engineer's Office notified LUC, that the fourth variance was approved by the County Commissioners. In short, that was the outstanding item on the staff report.
  - Tyler Bumbalough moved a motion to recommend conditional approval of the Hyland-Croy Commercial Preliminary Plat with the conditions listed in the staff report and Luke Sutton seconded. All in favor.
2. Review of Mitchell Highlands Section 5 Final Plat (Union County) – Staff Report by Brad Bodenmiller
  - Brad Bodenmiller stated a revised plat was provided during the March meeting; it incorporated changes requested by reviewing agencies. The Township advised the Final Plat complies with the development plan and the Engineer's Office advised the bond was approved. At this point, conditional approval makes sense.
  - Bill Narducci moved a motion to recommend conditional approval of the Mitchell Highlands Section 5 Final Plat per the staff's updated recommendation and Scott Coleman seconded. All in favor.
3. Review of Glacier Pointe Section 2 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller



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- Brad Bodenmiller stated a revised plat was provided, but he has not had an opportunity to review it. Although the changes are minor, any approval is important to be stated as conditional. Brad will confirm the revisions later today.
  - Brad Bodenmiller stated the Engineer's Office indicated the bond for this construction is covered in another bond.
  - Tyler Bumbalough asked why the bond is being paid by a different development.
    - Luke Sutton – It's the development to the west that's completing this. Tyler asked further questions about the plat and Luke responded.
  - Tammy Noble moved a motion to recommend conditional approval of the Glacier Pointe Section 2 Phase 3 Final Plat with the conditions listed in the staff report and Tyler Bumbalough seconded. All in favor.
4. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Gram Dick
- Bill Narducci – Are there two different proposals being submitted?
    - Brad Bodenmiller responded there are two possibilities. The Regulation Text proposed is what a development is required to follow. The two Concept Plans are examples of what could be built based on the Regulation Text.
    - Bill Narducci – This seems unusual to have different proposals and not to have a concept plan. Why?
      - Brad Holland – We have a concept for 31 and an alternate. One's a 136 unit and one's 100 units; it's in case the market changes.
      - Bill Narducci – So they're different products?
    - Tammy Noble asked if approval is for the two concepts and Brad Bodenmiller provided further feedback, that the concepts can change but not the Regulation Text.
  - Jeff Beard – You can max the units and do concept 1 but it doesn't meet that density.
    - Brad Bodenmiller responded that they could go up to the maximum in the Regulation Text. Jeff Beard asked about changing the recommendation and Gram Dick responded.
  - Bill Narducci – Do know the density of Jerome Grand Phase 1?
    - Brad Bodenmiller responded it was just under or just above 8.
    - Brad Holland stated it was 8.4.
  - Tyler Bumbalough asked about the comment on the zero-foot setback and if one plan proposed that.
    - Gram Dick responded, and Brad Bodenmiller provided further information. There is a zero-foot setback in the Regulation Text which is what the staff report refers to as a concern.
  - Jeff Beard asked if that affected the stub/turnaround area.
    - Brad responded.
  - Brad Bodenmiller stated if the township wants to deviate from the density in the Comprehensive Plan, that's up to them but we should point it out.



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- Jeff Beard asked if they have language in the Plan that allows them to increase it and Brad stated it was a vague statement in the Plan. The staff report points out 6 dwelling units per acre is the highest referenced.
- Tammy Noble – I think it's typical that you can increase density if you provide something that increases the quality of the product. What do you think their take is on this?
  - Brad Bodenmiller – I'm not sure, we're just pointing it out to them.
- Tammy Noble– Our transportation folks weighed in on this and their encouraging connections to the Metro Park and along the frontage of Hyland-Croy Road.
- Steve McCall moved a motion to recommend approval with modifications and with the additional comments made on clarifying density and adding a recommendation for connections to the Metro Park and along Hyland-Croy Road and Tom Scheiderer seconded. All in favor with Tammy Noble opposing due to the density being out of conformance with the Plan.

The Zoning and Subdivision Committee adjourned at 1:11 pm with Steve McCall moving a motion to adjourn and Scott Coleman seconded. All in favor.

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