

## Planning & Zoning Commission Proceedings

Monday, January 19, 2021

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Flinn, Darwin Saari, John Matthews, Don Simon and Commissioner Steve Cottingham. Also present was Land Use Administrator Todd Schreiner, Duane Wolf, Karen Hagel, Mark Hagel, John Greff, Donna Greff, Curt Axtman, Richard Iliff, and Brad Krogstad. Absent was Commissioner Glenn Earl.

Moved by Matthews, seconded by Flinn, to approve the minutes from the previous meeting as submitted. Roll Call Vote: Aye: Simon, Matthews, Saari, Cottingham, Flinn, and Hultberg. Nay: None. Absent and not voting: Earl. Motion carried.

Tammy Iglehart of Garrison along with Brad Krogstad (KLJ) were present to request approval of a subdivision plat as per the McLean County Zoning Ordinance for land described in the NW4 of Section 26, Township 148 North, Range 86 West, more specifically, to develop 24-lot rural residential subdivision to be known as Lots 1-4, Block 1; Lots 1-12, Block 2; and Lots 1-8, Block 3 of Buck Run 2nd Subdivision.

It was determined that the road would be developed by Glen Nygard of Garrison. There is access to rural water from Garrison Rural Water along with electric from McLean Electric. Their future plans include adding additional subdivisions. After the platting, a portion of Lot 1, Block 1, Buck Run 1<sup>st</sup> Subdivision would revert back from residential to agricultural.

Concerns over the proposed subdivision were expressed by Karen Hagel who questioned the equine requirements. She also expressed concerns over the county road conditions going to the proposed subdivision, how to change covenants, long range planning for the subdivision, utility concerns and how there was only one outlet county road to serve the entire area. Concerns over the rural water usage were also expressed by Duane Wolf and John Greff.

Moved by Matthews, seconded by Cottingham, to recommend approval to the Board of County Commissioners a subdivision plat as per the McLean County Zoning Ordinance for land described NW4 of Section 26, Township 148 North, Range 86 West, more specifically a 24-lot rural residential subdivision to be known as Lots 1-4, Block 1; Lots 1-12, Block 2; and Lots 1-8, Block 3 of Buck Run 2<sup>nd</sup> Subdivision. Roll Call Vote: Aye: Simon, Matthews, Saari, Cottingham, Flinn, and Hultberg. Nay: None. Absent and not voting: Earl. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 2:30 p.m.

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Chairperson Richard Hultberg

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Secretary Todd A. Schreiner