



## CITY COUNCIL MEMORANDUM

<b>ITEM:</b> Resolution 2021-22; The Heritage Preliminary Plan	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Brett Baker, Capital Improvement Project Manager
<b>ATTACHMENTS:</b> (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> April 20, 2021

**BACKGROUND:**

Applicant –Julia Atkins

As previously stated Julia Atkins is proposing a single family residential subdivision to create The Heritage Subdivision at the property currently known as 1690 North State Street.

Precision Engineering Group and Julia Atkins have submitted the Preliminary Plan to City staff for review. This Preliminary Plan meets the requirements of Chapter 152.041 of the Municipal Code.

Julia Atkins is requesting waivers for curb and gutter type from B6.18 style to M6.18 style, to eliminate the sidewalk requirement and to allow lots 2, 3, 4 and 5 to have a private pumped sewage disposal systems that connects to the City’s sanitary sewer main. The developer must be in compliance with all other requirement as outlined in “A Manual of Practice for the Design of Public Improvements in the City of Monticello”

The required public noticed was published in the January 27<sup>th</sup>, February 3<sup>rd</sup>, March 3<sup>rd</sup> and March 31<sup>st</sup> edition of the Piatt County Journal Republican. The Planning and Zoning board met at their regularly scheduled meeting on April 19, 2021 and held the required public hearing; several comments were brought from the public. Most comments were generally in favor of the project however, there were some concerns regarding the waiver to eliminate the sidewalk requirement. The Planning and Zoning Board approved the motion with a vote of 7 yes, 0 no and 0 absent. I have enclosed a copy of the Planning and Zoning Board Motion, Preliminary Plan and a resolution for consideration of the above mentioned Preliminary Plan.

**RECOMMENDED ACTION:** It is recommended that the City Council discuss and vote on whether to approve or deny this Preliminary Plan as submitted.