

PLANNING & ZONING MEETING OCTOBER 24, 2023

The Loch Lloyd Planning & Zoning Commission held a working session on Wednesday, October 24, 2023. All members of the Planning & Zoning Commission were present in person or via Zoom. In addition, approximately 75 residents were present. Also in attendance were Chris Shires and Abbey Hebbert of Confluence, the urban design and planning consulting firm working with the Commission on the Master Planning project.

Tony Lafata acted as chair of the meeting, as Chuck Etherington was participating via Zoom. Tony opened by stating that the primary purpose of the meeting was for Confluence to present its findings relative to the feedback obtained from the community and to provide a draft recommendation of a master plan and policies. He also indicated that copies of the agenda and draft minutes for the prior meeting had been circulated to all commissioners.

The first order of business was the approval of minutes for the Commission meeting held September 27, 2023. Upon a motion duly seconded, the minutes were approved as circulated.

Tony then introduced Chris, who proceeded to present a deck titled “Loch Lloyd Land Use Master Plan Update, Planning and Zoning Commission Draft Review Meeting,” which has been posted on the Village website. The presentation contains a review of the project scope and schedules, a summary of the public input Confluence received, a review of a draft future land use plan, and next steps.

Chris reviewed the project scope and schedule. He noted that they had completed the first phase of the project (fact finding and public input) and were into phase two, the development of a draft plan. He reminded the commissioners and assembled residents that phase two includes two public input sessions on November 14th before moving into the plan approval phase of the project.

Abbey then reviewed the process Confluence had used in obtaining public input on various topics of relevance to the planning process (stakeholder meetings, public workshops, interactive website, etc.). She reviewed major themes regarding resident preferences and dislikes, as reflected in the data, which Confluence considered in developing its draft recommendations.

Chris then reviewed Confluence’s draft Future Land Use Plan. He stated that a land use policy should be based on what residents and stakeholders want for their community. He proceeded to reiterate some of their findings. He noted that residents consistently identify the value of a gated community, safety, high-quality single-family residences, and lower density as the areas of greatest concern. They are also concerned about potential development on the Sechrest property and its current state of maintenance.

Chris then proceeded to review the Village's existing Land Use Map and Zoning Map. He pointed out existing boundaries and zoning. Next, he reviewed some proposed land use definitions, which would be used in materials that followed. He then presented two versions of a future Land Use Map for discussion. Both versions contemplate planning beyond the Village's existing borders to the northeast, southeast and west to allow for future growth, to provide buffering for the exiting community, and to increase tax revenues. Both versions also retain the current land use designations for all property within the current Village boundaries. Option A consisted solely of single family detached and single family attached residential in the new areas. Option B was substantially the same as Option A, but contained neighborhood-friendly commercial in both the northeast and southeast parcels.

There followed an active question and answer session among the commissioners and Chris. Topics included (but were not limited to): existing zoning of the property surrounding the Village; the annexation process; and the rationale for including single family detached in the versions given the negative feedback on multi-family housing from the surveys.

Chris then proceeded to review draft Land Use Policies. After he explained the policies, an active question and answer session ensued. Topics included (but were not limited to): policy #2's designation of 100 feet as a minimum open space, including the commonality of such distance, whether such distance should be greater, or if any distance should be stated at all. Revisions to the language of policy #2 were suggested, and commissioners generally agreed that additional discussion regarding the minimum would be appropriate. In response to a question by a commissioner, Chris presented a flow chart explaining the rezoning process. Commissioners suggested several additions to policy #3.

At the conclusion of the questions, Chris summarized the session and reviewed the next steps, including circulation of a map showing buffers of various distances, an aerial map showing existing parcels, a draft of the materials for the November 14th session so that commissioners could provide input. He noted that once he had incorporated commissioner input, the presentation would be posted on the Village website. He reminded attendees that following the open sessions, Confluence would finalize a draft to produce to the Planning and Zoning Commission for consideration at a public hearing.

With no further business scheduled or suggested, the meeting was concluded.