

Piatt County  
Plat Committee

June 5, 2025

**Minutes**

The Piatt County Plat Committee met at 4:00 p.m. on Thursday, June 5, 2025 in Room 104 of the Piatt County Courthouse.

Henricks asked for a motion, or a volunteer for the chairperson of the committee.

**MOTION:** Seibring made motion, seconded by Lieb to nominate Todd Henricks to chair the plat committee. On voice vote, all in favor.

The roll was called. Chad Corum, Josh Lieb, Janette Porter, Eric Seibring, Michael Schroeder, Todd Henricks and Keri Nusbaum attended. Sarah Perry was absent.

**Public Comments**

Barry Dempsey is an adjacent land owner and retired engineer. He said he is concerned about the area of the north three lots. The water drains to the north, and there is a concern for erosion. The previous farmer planted tall grass to control runoff. He said development and removal of the grasses would increase the runoff. He recommends the north central lot be removed from the development and kept in the current state.

Paul Terrio is an adjacent property owner. He is concerned about drainage and increased traffic. Barry Allison lives nearby and has concerns about runoff and drainage. He said in a rainstorm, water goes over the road and runs down the boundary of his property.

Frank Carley, an adjacent landowner. He says the runoff from this property drains into the Rolling Hills subdivision pond. He said the pond used to be swimmable but has filled with sediment and runoff since it was dredged in 2005 and is now about 8-10' deep. It is filling in with the current natural sediment. He is worried about additional runoff which could be created by development. He yielded his remaining time to Barry Dempsey.

**New Business**

The committee considered the request of Chris and Jack Plunk for a 15-lot subdivision at 2120 N 1300 East Road, White Heath. They have been granted a Special Use Permit with conditions for residential development of Ag land by the ZBA. Craig Earl of Farnsworth Group spoke on their behalf. He states they have addressed the conditions place by the ZBA. They met with the township road commissioner, had a water drawdown study done, and a drainage assessment on the property. Josh Lieb asked questions about the topography. Earl noted that the Illinois drainage law prohibits adding drainage off the property. The Plunks met with the road commissioner Larry Sebens, and he had no concerns about additional traffic. Seibring asked about the re-shaping and re-grading plan. That will be provided moving forward. Seibring asked to see that plan. Lieb asked if there would be any restrictions on the northern lots regarding trees and grading. The developers are open to deed restrictions. Lieb is concerned about the future when the first owners are no longer in ownership. The committee discussed ways to control that, including possible setback lines for structures on the recorded plat, or a dedicated non-buildable common area. Seibring has concerns regarding the additional drive for the northeastern lot, as the subdivision ordinance allows one entrance. Barry Allison said that he thinks most of the trees are ash trees, and what happens if they are destroyed by natural causes?

Eric Seibring brought up items he had questions or concerns about. The cross section is showing an 18" culvert and he is concerned about only 3" cover. Between lots 11 & 12 a concrete drainage ditch is shown. He is concerned about that fast-moving water. Also, will it be a public easement? Who will replace or repair the concrete ditch if it's not on right-of-way? He would like to confirm what the ordinance says regarding entrances. He would like the existing drain tiles shown on the plat. Lieb asked if there is a drainage district for the property. That will be researched. Seibring said a township road easement should be 40' rather than 35'. Add a utility easement for lot 1 and each lot should have a utility easement. He would like septic run off and sump pump outlets addressed so that it doesn't discharge into the road or an open ditch. A soil evaluation will be required for each lot for their well and septic.

The plat committee will continue their review of this project Monday, June 23 at 3 p.m.

**MOTION:** Seibring made motion, seconded by Corum to adjourn. On voice vote, Corum, Lieb, Porter, Seibring, Schroeder, Nusbaum in favor; Henricks - Nay and the meeting adjourned at 5:17 p.m.

Respectfully submitted,

Keri Nusbaum  
Piatt County Zoning Officer