

**Planning and Development Committee
Meeting Minutes for January 18, 2018**

Members Present:

Brad Maxwell, Chairman
Larry Trucano
David Michael
Mick Madison
Ray Wesley

Members Absent:

Phillip Chapman
Robert Pollard
Nick Petrillo

Others Present:

Matt Brandmeyer	Anthony & Kelsea Faulkner	Kenneth & Sandra Hodel
Andi Yancey	Lloyd Lucy	Travis Shelton
Breana Buncher	Connie Ballew	
Chris Doucleff	Stan & Christine Rives	
Jill Cummings	George Slifka	

Call of Meeting to Order and Roll Call:

Chairman Brad Maxwell called the regular meeting of the Planning and Development Committee to order at 5:00 p.m. and conducted roll call.

Approval of Minutes:

Mr. Madison made a motion to approve the minutes from December 7, 2017. Seconded by Mr. Trucano. Voice vote. Ayes to the motion; Mr. Trucano, Mr. Michael, and Mr. Madison. Nays to the motion; none. Mr. Wesley abstained from the motion due to not being in attendance at the previous meeting. Motion approved.

Pre-Application Presentation:

Mr. Brandmeyer stated that the pre-application presentation has been added to the agenda in order for the committee to have the chance to review larger developments before they go to the Zoning Board of Appeals. Mr. Brandmeyer stated that it would provide the opportunity for the committee to address concerns with the development and ask questions they may have before the process gets started.

Zoning Petitions and Subdivision Overview:

Mrs. Yancey introduced Z17-0062, petition of Wesley "Stan" Rives, owner of record, requesting a variance in order to construct a single-family dwelling that will be 30 feet from the north and south property lines instead of the required 50 feet. Mrs. Yancey said that six (6) people spoke at the hearing and several more were in attendance. Mrs. Yancey stated that some attendees spoke in favor and against the request and there were general questions asked. Mrs. Yancey said that ZBA recommended approval unanimously. Mr. Madison asked the reasoning as to why the ZBA approved and Mrs. Yancey said that they did not think that there was a detriment to the surrounding neighborhood.

Mrs. Yancey discussed Z18-0001, petition of Terry Russell, owner of record, requesting a variance in order to construct a home addition that will be 38 feet from the north property line instead of the required 75 feet. Mrs. Yancey stated that there were no attendees at the hearing and the ZBA recommended approval unanimously.

Mrs. Yancey discussed Z17-0061, petition of Amy Gleason, owner of record, and occupant of manufactured home, requesting a special use permit in order to continue placement of a double-wide manufactured home on site for the occupancy of Amy Gleason and family for a period not to exceed five years. Mrs. Yancey stated there was not any opposition and ZBA recommended approval unanimously.

Mrs. Yancey introduced Z17-0063, petition of Anthony and Kelsea Faulkner, applicants, on behalf of owners of record, Kelsea, Bruce, and Karen Moore, requesting a special use permit in order to have a reception venue on site. Mrs. Yancey said that the Village of Worden requested a condition of approval that when the village annexes the area adjacent to the subject property that they would annex the parcel into the village and tap into sewers if available. Chairman Maxwell asked if they will be on private sewer until they annex into the village and Mrs. Yancey stated that was the case. Chairman Maxwell asked if the text amendment that was passed a few years ago allowed them to have the event venue and Mrs. Yancey stated that it allowed them to ask for a special use permit for it. Mrs. Yancey read through the conditions of approval for the special use permit.

Mrs. Yancey discussed the Novosel Subdivision. Mrs. Yancey stated that the parcel is zoned "R-1" and they are splitting the home site and additional acreage off the remaining parcel and all zoning requirements are satisfied.

Lastly, Mrs. Yancey discussed the Blue Pond Subdivision. Mrs. Yancey stated that the property is zoned "A" Agriculture. She explained that the request was for a minor subdivision, which was being requested in order to create a lot for the property owner's children to build a house on the property. Mrs. Yancey said that the parcels meet all zoning requirements. Chairman Maxwell asked if this lot split falls in the category of a flag lot and Mrs. Yancey stated that it does not because it has an easement running through the parcel, not a strip of land.

Citizens Wishing to Address the Committee:

Travis Shelton spoke in regard to Z17-0062. Mr. Shelton said he was opposed to the request because of water runoff because his property is downhill from the proposed site and that if there is a house built then there is less land to absorb the water. Mr. Shelton stated that the variance allowing for a wider house will decrease the surface area to collect water runoff. Mr. Madison asked if the house was deeper on the property but met the setbacks if he would feel the same way and he stated that if it did meet setbacks there would be more land closer the property line to collect the water runoff. Mr. Shelton stated that he would like to have a house built there but wants the owners to be aware of the water runoff issues.

Jill Cummings spoke in regard to Z17-0062. Mrs. Cumming stated that when the neighborhood receives substantial rain there is flooding that occurs and she has standing water in her yard and she thinks that another house being built close to her property line will cause more water runoff issues. Mrs. Cummings stated that the variance is excessive for what they are asking for. Mr. Madison asked if she was more concerned about the water or the distance from her property and she stated she is concerned about both equally.

Lloyd Lucy spoke in regard to Z17-0062. Mr. Lucy stated that he is adjoining to the subject property and he does not have any objection to the setback variance and if the home was built on the 30 feet setback it would be 95 feet from his house and does not see it as an issue. Mr. Lucy stated that point of clarification, he thought about buying the parcel and building on it and he did personal surveying of the lot and he stated that from the garage on the lot to the middle of the lot, there is a 4 feet drop in elevation and the proposed house location is the highest point on the lot.

Anthony Faulkner spoke in regard to Z17-0063. Mr. Faulkner asked about the wedding reception special use permit and asked about alcohol sale on site. Mr. Faulkner stated that no alcohol shall be sold on the premises by the wedding venue except by a Class "C" caterer and asked if there can be alcohol in the building without the caterer if it's not being sold. Mrs. Yancey stated that could potentially create liability issues, which he should look into, but, as far as the department is concerned, we wouldn't have a stance.

Sandra Hodel spoke in regard to Z17-0062. Mrs. Hodel stated that she wants to build the house and because of hip replacements she wants to make the house handicapped accessible. Mrs. Hodel stated that the house will not be 95 feet wide, but that they need enough easement to be able to build out pathways along the house so it can be easily accessible. Mrs. Hodel stated that the house will still be far enough from both of the neighbors.

Mr. Wesley asked if the plans for the house have included anything about water runoff and Mrs. Hodel stated they will need to talk to the builder about those plans and they wanted approval first before they found a builder but they are conscience of water runoff due to the conditions at their existing property. Mr. Madison asked what the actual width of the house is and she said 80-85 feet but they need to add the walkway around the side.

Unfinished Business:

None.

New Business:

Mr. Wesley asked if the committee has approved variances at less than 30 feet and Chairman Maxwell stated that they had. Mr. Michael asked what the standard width of the home is and Chairman Maxwell stated that it depends on the zoning and Mr. Brandmeyer stated that less than 100 and greater than 50 feet. Mr. Michael stated that then the house is within a normal request and Mr. Brandmeyer stated that was the case. Mr. Wesley asked if the zoning requirements for the home include walkways and driveways and Mr. Brandmeyer stated that is not part of the review it would only be the above ground structure.

Chairman Maxwell stated that when the house is built, the water should drain east and Mr. Brandmeyer stated that was the case. Mr. Brandmeyer stated that it would be directed toward the wooded area to the back of the property due to the slope of the land. Mr. Shelton asked where the runoff would go from the driveway stated that the water from the driveway would go to his property. Mr. Madison stated that there should be ditches along the roadway and Mr. Shelton stated that it is almost a flat ditch. A discussion ensued about building a house on the property and stormwater runoff. Chairman Maxwell told Mr. Shelton who he should contact at the township in order to get help with the ditch issues.

Mr. Madison made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z17-0062, petition of Wesley "Stan" Rives, owner of record, requesting a variance in order to construct a single-family dwelling that will be 30 feet from the north and south property lines instead of the required 50 feet. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Mr. Madison made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0001, petition of Terry Russell, owner of record, requesting a variance in order to construct a home addition that will be 38 feet from the north property line instead of the required 75 feet. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Mr. Michael made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z17-0061, petition of Amy Gleason, owner of record, and occupant of manufactured home, requesting a special use permit in order to continue placement of a double-wide manufactured home on site for the occupancy of Amy Gleason and family for a period not to exceed five years. Seconded by Mr. Madison. Voice vote. All ayes. Motion approved.

Mr. Wesley made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z17-0063, petition of Anthony and Kelsea Faulkner, applicants, on behalf of owners of record, Kelsea, Bruce, and Karen Moore, requesting a special use permit in order to have a reception venue on site. Seconded by Mr. Madison. Voice vote. All ayes. Motion approved.

Mr. Michael made a motion to approve the Novosel Subdivision. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Mr. Wesley mad a motion to approve the Blue Pond Subdivision. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved.

Eve Drueke, Resource Education Coordinator, spoke to the committee in regard to her request for funding for her program for 2018 in the amount of \$65,750. Ms. Drueke stated that the funds will go towards ongoing teacher education, curriculum materials, educational opportunities for Madison County students, learning kits, and green seed grants. Ms. Drueke stated that the program is asking for the same amount as past years but how the money is spent has changed in response from educators who have asked for curriculum and ways to be able to easily enable lessons in the classroom. Ms. Drueke discussed samples of curriculum she has created. Ms. Drueke stated that there is

increased interest in the program this year as there are seven (7) request compared to the four (4) from last year. Ms. Drueke discussed how the trashformations project has changed this year.

Ms. Drueke explained where the \$65,750 amount comes from, which is the Host Fee account funds. Mr. Wesley pointed out the resolution stated a different amount and the new resolution will have an updated amount. Mr. Wesley asked about the green seed grant and if it comes out of the budget. Ms. Drueke stated that \$32,000 is earmarked for green seed grants and if there is leftover money it will go towards municipal environmental grants. Mr. Brandmeyer stated that they typically do a second round of municipal grants in the Fall, which is funded by savings in the environmental programs including Eve's program.

Mr. Madison stated that he does not think that the host fee fund is tax neutral and the people that are disposing of the garbage are paying for it and it is nothing against Ms. Drueke but that he has to vote no for the resolution.

Mr. Chapman made a motion to approve the Resolution Authorizing Madison County Resource Education Program Funding FY2018. Seconded by Mr. Trucano. Roll call vote. Ayes to the motion; Mr. Trucano, Mr. Wesley, Mr. Michael, and Mr. Maxwell. Nays to the motion; Mr. Madison. Motion approved.

Mr. Michael made a motion to approve the Purchase Order Report. Seconded by Mr. Wesley. Roll call vote. All ayes. Motion approved.

Administrator's Report:

Mr. Brandmeyer said that the end of year report should be out early next week that will show the end of year numbers. Mr. Brandmeyer stated that in 2017 the county issued 157 new home permits which is a 15% increase from last year with a total around 16 million dollars of investment in unincorporated Madison County. Mr. Brandmeyer stated that he wants to present the Comprehensive Plan and the changes to the zoning ordinance. Mr. Brandmeyer stated in the next agenda they will see an agenda item for a land transfer from Arlington Wetlands for maintenance. Mr. Brandmeyer stated that it won't be much of an expense for Madison County because Collinsville Township is going to mow it and he hopes that eventually Pontoon Beach will take it over as a park.

Mr. Brandmeyer stated that the Dollar General that the committee reviewed last month, is buying the parcel to the south of the previous parcel and is placing the development there as it already designated with the proper zoning and it is permitted by right. Mr. Brandmeyer stated that they are going to send a letter the adjoining neighbors as well. Mr. Brandmeyer stated that it was suggested for them to use the parcel to the south to them in the beginning but they wanted the other property.

Mr. Brandmeyer stated that the Dillon Smith lawsuit had progressed and we need to go into executive session in the next meeting to discuss.

Mr. Michael asked how the pre-application meeting will go and Mr. Brandmeyer stated that it would allow the committee to review the development and make comments and that the pre-application is not to increase the time it takes to get something approved. Mr. Michael asked if there will be building permit data on municipalities in the county during the annual update and Mr. Brandmeyer stated that was the case.

Adjournment:

Mr. Wesley made a motion to adjourn the meeting. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved. Meeting adjourned.