

**Planning and Development Committee
Meeting Minutes for February 1, 2018**

Members Present:

Brad Maxwell, Chairman
Phillip Chapman
David Michael
Mick Madison
Ray Wesley

Members Absent:

Larry Trucano
Robert Pollard
Nick Petrillo

Others Present:

Matt Brandmeyer	John Sedlacek
Andi Yancey	Scott Cousins
Breana Buncher	Stephen Ibendahl
Chris Doucleff	David & Angela Slemmer
Kim Petzing	

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 January 18, 2018. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Pre-Application Presentation:

Mrs. Yancey discussed Fawn View Meadows Subdivision and stated that the proposal is a 9 lot subdivision and that the developer is Steve Gower. Mrs. Yancey said that there is floodplain on the property and that the applicant is currently working with staff to overcome layout issues associated with the steep slopes, floodplain, and private sewage code minimum standards. Mrs. Yancey stated that all the subdivision minimum requirements are met and, based on a meeting with the developer, the private sewages minimums should be satisfied with the proposed layout. A discussion ensued about the private sewage design.

Mr. Brandmeyer stated that there is potential for another phase of Shadow Woods Subdivision, which is south of Troy. Mr. Brandmeyer explained that there are currently two phases built and indicated the development is served by Troy sewers. Mr. Brandmeyer stated that the developer is Kevin Jones with Premier Development.

Zoning Petitions and Subdivision Overview:

Mrs. Yancey introduced Z18-0002, petition of Jason Mantle, requesting a special use permit in order to locate shipping containers on the site accessory to the existing antique mall. Mrs. Yancey said that this property is the Chirping Frog Antique Mall and the developer is proposing to bring in shipping containers as a special use permit in order to utilize them for storage for existing tenants in the mall as well as opening the shipping containers up in the spring and summer for an outdoor market. Mrs. Yancey stated that there were not any attendees on site and no opposition and the ZBA recommended approval unanimously. Mr. Wesley asked how many containers are proposed and Mrs. Yancey stated that the owner is going to phase them in based on demand. Mr. Brandmeyer stated that the structures would have to meet the setbacks and coverage standards which would limit the amount of containers on site. Mrs. Yancey read aloud the conditions of approval with the request.

Mrs. Yancey discussed Z18-0006, petition of Rick Muller, requesting a variance in order to construct an accessory structure in the front yard setback area. Mrs. Yancey stated that he has three road frontages which creates a hardship for the proposed structure. Mrs. Yancey stated that there were not any attendees and no opposition to the request and the ZBA recommended approval unanimously.

Mrs. Yancey discussed Z18-0005, petition of Randy and Mary Haynes, requesting a variance in order to have a solid-board fence that is 5.50 feet tall in the front yard with the finished side of the fence facing inward. Also, a variance in order to park a boat, trailer, and camper in front of the home. Mrs. Yancey stated the request is due to a zoning violation. There were no attendees and no opposition on site. Mrs. Yancey stated that the property is adjacent to the City of Collinsville and they reached out and stated there were no objection to the request. Mrs. Yancey read the conditions of approval with the request. The ZBA recommended approval unanimously.

Mrs. Yancey discussed the Route 66 Tree Farm Estates Subdivision. Mrs. Yancey stated that they are re-subdividing two parcels into three and there is an access easement to serve as ingress and egress for the third parcel. Mrs. Yancey stated that it is zoned Agriculture and is within the Village of Hamel's mile and a half and they opted out of review. Mrs. Yancey stated all zoning and subdivision requirements are satisfied.

Lastly, Mrs. Yancey discussed the Schaefer Estates Subdivision. Mrs. Yancey stated that the property is zoned "A" Agriculture and meets all zoning and subdivision requirements and will satisfy private sewage regulations. Mrs. Yancey stated that the Village of Bethalto reviewed the request and did not have issues with it.

Citizens Wishing to Address the Committee:

None.

Unfinished Business:

None.

New Business:

Mr. Michael made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z17-0062, petition of Jason Mantle, applicant and owner of record, requesting a special use permit in order to locate shipping containers on the site accessory to the existing antique mall. Seconded by Mr. Madison. 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 petition of Rick Muller, owner of record, requesting a variance in order to construct an accessory structure in the front yard setback area. Seconded by Mr. Chapman. 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 Z18-0005, petition of Randy and Mary Haynes, owners of record, requesting a variance in order to have a solid-board fence that is 5.50 feet tall in the front yard with the finished side of the fence facing inward. Also, a variance in order to park a boat, trailer, and camper in front of the home. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Mr. Wesley made a motion to approve the Route 66 Tree Farm Estates Subdivision. Seconded by Mr. Chapman. Voice vote. All ayes. Motion approved.

Mr. Chapman made a motion to approve the Schaefer Estates Subdivision. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved.

Mr. Brandmeyer stated that C.A.R.D contacted him and asked if the county would accept their portion of Arlington Wetlands and Madison County currently maintains it. Mr. Brandmeyer stated that there is not a lot of maintenance to it as there are two clean-ups a year that are conducted by Steve Brendel. Mr. Brandmeyer stated that C.A.R.D. is mowing the property currently but Collinsville Township has stated they will take on mowing it if the county obtains it.

Mr. Brandmeyer stated that he has spoken with the Village of Pontoon Beach about eventually taking the property in as a park as opposed to a Madison County wetland. Mr. Chapman asked if the upkeep of the property is from the landfill fees and Mr. Brandmeyer stated that the county spends \$500 a year maintaining it. A discussion ensued about the maintenance of the property and the benefits for the county for obtaining it. Mr. Michael asked if there was a signed agreement with the township and Mr. Brandmeyer stated that there is not and it probably would not happen.

Mr. Madison made a motion to approve the Resolution to Accept a Transfer of Land from C.A.R.D. for Property within the Arlington Wetland. Seconded by Mr. Wesley. Roll call vote. All ayes. Motion approved.

Ms. Petzing stated that the request for proposals for the environmental grants went out in December and 20 applications were received and the department is requesting for funding for 10 of those. Ms. Petzing stated that most of them are within stormwater mitigation, waterways protection, or energy efficiency. Mr. Michael asked who the environmental grant applications are sent to and Ms. Petzing explain how the application is advertised.

Mr. Chapman made a motion to approve the Resolution Authorizing Allocation of Environmental Grants FY 2018. Seconded by Mr. Trucano. Roll call vote. All ayes. Motion approved.

Ms. Petzing updated the committee on other events that are occurring such as the community clean-ups in Choteau Township and the City of Madison and potential household hazardous waste events. Mr. Madison asked how these events are held and Mr. Brandmeyer stated that they are usually one day event that is a contracted service. Mr. Brandmeyer discussed future household hazardous waste events.

Ms. Petzing discussed the pilot program from the county's Green Team called the Paper Cut Campaign, explaining that they are looking to monitor the amount of paper used by the county and ways to reduce it. Ms. Petzing stated that a survey will be sent out to the department heads about how they see they could reduce paper usage. Ms. Petzing estimated that millions of sheets of paper are being used by Madison County per year. Mr. Brandmeyer stated that packets may be 5 to 10 percent of the paper the department uses and if there can be a consensus on how to distribute packets we could reduce the amount of paper used. Mr. Wesley asked what needs to be done in order to move the initiative forward and Mr. Brandmeyer stated that it could be ramped up by the summer time.

Mrs. Yancey discussed the refund request for zoning file Z18-0004. Mrs. Yancey explained that a zoning petition was made in State Park following a violation citation for having chickens and ponies on a small tract of land. Mrs. Yancey stated the owner made an effort to start the zoning petition with himself and an attorney but never completed the application after several months. Thus, a refund of \$300 is being requested in order to closed out the hearing file and move forward with the code violation process.

Mr. Wesley made a motion to approve a Refund Request for Zoning File Z18-0004. Seconded by Mr. Madison. Roll call vote. All ayes. Motion approved.

Mr. Chapman made a motion to approve a Purchase Request for New Printers. Seconded by Mr. Madison. Roll call vote. All ayes. Motion approved.

Administrator's Report:

Mr. Brandmeyer provided an update on progress being made on the updated Comprehensive Plan. Mr. Brandmeyer stated that the new plan will replace the 2020 plan as there is not much in that plan that is useable. Mr. Brandmeyer stated that overall the plan is going to be simplified and provide the best direction for the county to go.

Stephen Ibendahl, consultant with i5 Group, came and spoke to the committee in regard to the county's Comprehensive Plan update and presented a PowerPoint slide show to the committee. Mr. Ibendahl stated that one of the proposed land-use policies was to discourage pre-mature rural development as it can lead to issues such as congested and unsafe roads and private sewage issues.

Mr. Wesley asked if pre-mature rural development would be to discourage home building in rural areas and stated he opposes telling people that they cannot develop their land. Mr. Wesley said that he thinks that the county's mission should be to encourage development to help the economy. Mr. Brandmeyer said that there are issues that might not be so apparent. Mr. Brandmeyer stated that the county is trying to direct growth toward the municipalities rather than isolated growth or leap frog development and it is better if they have access to city utilities. Mr. Brandmeyer stated that in 2017 approximately 50 percent of homes were built in unincorporated Madison County, outside of municipal boundaries. Mr. Wesley stated that is a positive step forward and Mr. Brandmeyer stated that it is not and that unincorporated is competing with the municipalities and they are not growing and increasing their tax bases the more unincorporated competes with them.

Mr. Chapman stated that it is important to maintain agricultural land and to keep it in production and that if there is leap frog development happening with no master plan, you end up with a mess. Mr. Chapman stated that it is important to think about how to best utilize the land.

Mr. Brandmeyer stated that the next step is to create a zoning ordinance that will enforce the Comprehensive Plan. Mr. Brandmeyer stated that he is not against development but the first choice should to direct them towards the municipalities and the second choice would be to have development off of major roads. Mr. Brandmeyer stated that there could still be subdivisions but they should be at a lower density and there should be another type of district that is rural residential that accommodates to a larger lot size. Mr. Brandmeyer stated that there needs to be a prioritization of rural development.

Chairman Maxwell stated that since the building fees are higher in municipalities which makes people want to develop just outside of city limits in order to get all of the same benefits at a cheaper cost. Chairman Maxwell stated that it will be difficult to discourage rural development due to the fees. Mr. Brandmeyer stated that he has spoken with a consultant in order to study the fees.

Stephen Ibendahl continued to discuss the seven planned categories and the growth map of the draft Comprehensive Plan. Mr. Brandmeyer explain the next steps for the draft plan.

Adjournment:

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