

**Planning and Development Committee  
Meeting Minutes for March 15, 2018**

**Members Present:**

Brad Maxwell, Chairman  
Phillip Chapman  
David Michael  
Mick Madison  
Nick Petrillo  
Robert Pollard  
Larry Trucano  
Ray Wesley

**Members Absent:**

None.

**Others Present:**

Matt Brandmeyer	Roger Frank
Andi Yancey	Janet Cryder
Breana Buncher	Dick Newman
Chris Doucleff	Jeff Schmidt
Scott Cousins	Steve Gower

**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. Wesley made a motion to approve the minutes from February 15, 2018. Seconded by Mr. Madison. Voice vote. All ayes. Motion approved.

**Zoning Petitions and Subdivision Overview:**

Mrs. Yancey introduced Z18-0009, petition of Terry Miller, requesting a special use permit in order to continue placement of a single-wide manufactured home on site for the sole occupancy of Craig Piquard for a period not to exceed five years. Mrs. Yancey stated that the property is located in State Park Place which has several mobile homes throughout the neighborhood and there was no opposition to the request. Mrs. Yancey said the applicant was not eligible for administrative review due to the occupant changing since the last special use permit was issued and the Zoning Board of Appeals (ZBA) recommended approval unanimously.

Mrs. Yancey discussed Z18-0010, petition of Christopher Heaton, requesting a zoning map amendment to rezone a 0.41 acre tract of land from Agricultural District to R-2 Single-Family Residential District. Mrs. Yancey said that Mr. Heaton was requesting an addition to his home and his lot characteristics are more commensurate with an "R-2" Single-Family zoning designation. Mrs. Yancey stated that the adjoining properties to the north are already zoned "R-2" and asked to be rezoned instead of asking for a variance so moving forward, any improvements would have to meet the "R-2" district standards. Mr. Madison asked if it was better for them to ask for a variance or to rezone and Mrs. Yancey stated rezoning was the best option and was recommended by staff.

Mrs. Yancey introduced Z18-0011, petition of Amanda Card, requesting a variance in order to create a tract of land that is one acre in size instead of the required two acres. Mrs. Yancey stated the request was in order to build a dwelling on the one (1) acre lot and that there were many people there in support of the request. Chairman Maxwell asked why the ZBA did not have any objections to the request when it is half of the size of the standards. Mrs. Yancey stated that the Comprehensive Plan for Bethalto designates the area as residential and so does the county's and it matches the characteristics of the development in the area currently. Mr. Brandmeyer asked if the Chairman was asking why they

did not rezone their parcel and Chairman Maxwell stated he is sensitive to the topic because there have been many discussions on lot size in regard to the draft comprehensive plan and we are cutting the requirements in half on it. Mr. Brandmeyer stated that he cannot speak for the ZBA but he does not necessarily agree that it is the appropriate path but it is something that we have done in the past and there is a precedence for it and it is more about working with people. Chairman Maxwell asked if the property will be on private sewage and Mrs. Yancey stated it would be. Mr. Brandmeyer stated that we have received several complaints about private sewage in the subdivision to the west.

Mrs. Yancey discussed Z18-0013, petition of Janet Cryder, requesting a special use permit in order to operate a public horse-coaching facility. Mrs. Yancey indicated that the subject property is located in an agriculture district outside of Alhambra and the ZBA recommended approval. Mrs. Yancey said there was opposition from the neighbors to the north and most of their opposition was about the 4 horses the applicant is proposing, however, the ZBA noted that she is permitted to have 5 horses by right so with or without the special use permit, she would be allowed to have the horses on the property. Mrs. Yancey read through the conditions of approval for the special use. A discussion ensued about potential contamination of the neighbors well to the north.

Mrs. Yancey discussed Mersinger Estates Subdivision. Mrs. Yancey stated that it is a two (2) lot minor subdivision plat and proposed lots one and two are 3.55 and 5.16 in size with 26.57 acres remnant and it meets all zoning and subdivision requirements. Mrs. Yancey said they are splitting the property in order to allow their children to build on the land and the layout was chosen to preserve the farm acreage. Mrs. Yancey stated that it meets all subdivision requirements.

Mrs. Yancey introduced God's County Subdivision. Mrs. Yancey said it is a one (1) lot minor subdivision with a 40 foot access easement leading to lot 1 which is 5.6 acres with 41.6 acre remnant with a 40 foot drainage easement along the west property boundary as well. Mrs. Yancey said that it meets all subdivision requirements.

Lastly, Mrs. Yancey discussed Lu Al Subdivision. Mrs. Yancey said that it is a 4 lot minor subdivision and it is being created in order to deed out property for inheritance purposes, explaining that no new homes are being proposed at this time and the property will remain in agricultural production. Mrs. Yancey stated that the proposal satisfied all of the zoning and subdivision requirements.

Mrs. Yancey introduced the extension request for Wendell Creek Subdivision, which was a preliminary plat that came through around 2006 and was approved. Mrs. Yancey stated that the subdivision has been being phased in and built out ever since, but there is a stipulation in the subdivision ordinance that states that preliminary plats expire after 10 years. Mrs. Yancey stated that none of our regulations or the proposed subdivision layout have changed since it was originally approved so they are requesting an extension in order to submit improvements for the final phase in the spring of next year. Chairman Maxwell asked what Troy indicated about the subdivision and Mrs. Yancey said that they review the improvement plans in 2015 and when we are to the point of platting and improvements it will have to be reviewed by Troy.

Mr. Brandmeyer stated that we have received improvement plans for Stonecliff Manor for phase 2 and we expect to issue building permits shortly. Mr. Brandmeyer said that Edwardsville will review sewers and road improvements and that these homes are on average for \$550,000.

**Pre-Application Presentation:**

Mrs. Yancey said that the next subdivision is by Plocher Family Farms outside of Highland, and it is within their growth area. Mrs. Yancey said this proposed subdivision is closer to 10 lots and we are waiting to receive comments from Highland.

**Citizens Wishing to Address the Committee:**

None.

**Unfinished Business:**

None.

**New Business:**

Mr. Madison made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0009, petition of Terry Miller, requesting a special use permit in order to continue placement of a single-wide manufactured home on site for the sole occupancy of Craig Piquard for a period not to exceed five years. Seconded by Mr. Chapman. 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 Z18-0010, petition of Christopher Heaton, requesting a zoning map amendment to rezone a 0.41 acre tract of land from Agricultural District to "R-2" Single-Family Residential District. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Mr. Pollard made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0011, petition of Amanda Card, requesting a variance in order to create a tract of land that is one acre in size instead of the required two acres. Seconded by Mr. Madison. Voice vote. Ayes to the motion; Mr. Trucano, Mr. Michael, Mr. Chapman, Mr. Wesley, Mr. Madison and Mr. Pollard. Nays to the motion; Mr. Petrillo, Chairman Maxwell. Motion approved.

Mr. Michael made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0013, petition of Janet Cryder, requesting a special use permit in order to operate a public horse-coaching facility. Seconded by Mr. Chapman. Voice vote. All ayes. Motion approved.

Mr. Madison made a motion to approve items 2 through 5 of the Planning and Development Committee agenda, which included Mersinger Estates, God's Country, Lu-Al Acres, and Wendell Creek Preliminary Plat Extension. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved.

Mrs. Yancey stated that some of the regulations in our subdivision ordinance are not commensurate with the Highway Departments regulations regarding street signs and traffic sign; therefore, staff is amending the language to clear up discrepancies and make the codes cohesive. Mrs. Yancey stated that we had missing information from our final plat requirements, such as the school district and utility information, and have added that language to the ordinance as well.

Mr. Chapman made a motion to approve the Resolution Authorizing a Text Amendment to Chapter 92 of the Madison County Subdivision Control Ordinance. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Mr. Chapman stated he is concerned with the safety issues at the Wood River location and said it needs to be improved. He explained that the resolutions allow the County to move forward. Mr. Madison stated that Rob Schmidt and Mr. Madison have been working to improve the facility and there is a vast amount of empty space in the facility but currently it is not inhabitable. Mr. Madison stated that the county has been approached by the state to use this facility for office space. Mr. Madison stated that if any work happens in the building, asbestos needs to be addressed prior to any improvements.

Mr. Chapman made a motion to approve the Resolution to Award Contract for Asbestos Abatement Services for the Boiler Room of the Wood River Facility. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Mr. Chapman made a motion to approve the Purchase Request for Asbestos Abatement for the Wood River Facility. Seconded by Mr. Wesley. Roll-call vote. All ayes. Motion approved.

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

**Administrator's Report:**

Mr. Brandmeyer said that the comprehensive plan is posted online. He explained that there was Plan Commission meeting held on March 6, 2018 and they have a couple of questions in regard to the plan. Mr. Brandmeyer said that there is a public hearing that will be held on March 27, 2018 in the County Board Room, which has been advertised. Mr. Brandmeyer notified that Committee that there will be a Plan Commission meeting on April 24, 2018 and he thinks it is possible there will be a vote to move forward with the plan.

Mr. Brandmeyer stated that the committee asked for a draft and now it's available, he asked that they review it and discuss their comments with him. Mr. Brandmeyer stated that staff is keeping a running list of comments and edits and that the plan will change from what it is now but he is hoping it is close to adoption. Chairman Maxwell asked if the April 19<sup>th</sup> committee meeting could be for the Comprehensive Plan discussion with the committee.

Mr. Chapman asked if it is true that planning prevents the developers from playing municipalities off against each other or the developers from playing the municipalities against the county and asked if that question could be answered eventually. Mr. Chapman asked how the Comprehensive Plan and County Ordinance protect citizens from problems encountered in Kensington and Taylor Lake subdivisions in the Troy area. Mr. Chapman said he had extensive conversations with many mayors over the plan and one mayor said that is a potential red flag if the plan does not preclude problems of that type. Mr. Chapman asked how many situations the county has where stormwater is silting up lakes and causing algae blooms along lakes fed by farm runoff and whether it can be prevented and if the comprehensive plan addresses these issues. Mr. Chapman stated he has heard several complaints about this issue and hopes that the comprehensive plan would address these issues. Mr. Chapman continued to discuss subdivisions that were not adequately planned for.

Mr. Brandmeyer stated that he would answer all the questions that were asked and he was looking into putting together a Q and A and provide more rationale and go through each of the pages of the plan in order to help the committee better understand it.

Chairman Maxwell asked to move the April 19<sup>th</sup> meeting to the downstairs board room in order to have the monitor in front of everyone, unless there would be a large public turnout. Chairman Maxwell stated that the zoning resolutions should be done by the end of the month and they should be able to dedicate the entire meeting to the comprehensive plan to ensure the committee has a full understanding of it. Mr. Madison said that he is concerned in some areas that the committee is taking large liberties and the plan may have a large effect on property rights and values and he would like to talk with Mr. Brandmeyer about the issues.

Mr. Chapman asked for an update on the mobile home on Carpenter Road. Mr. Brandmeyer stated that there is not anything different from last time and the county is still moving forward with it. Mr. Chapman indicated that someone contacted the State's Attorney's office asking for a settlement and said that the committee voted and it should move forward as the committee voted.

**Adjournment:**

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