

**Planning and Development Committee
Meeting Minutes for April 19, 2018**

Members Present:

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

Members Absent:

None

Others Present:

Matt Brandmeyer	Mayor Allen Adomite
Andi Yancey	Stephen Ibendahl
Breana Buncher	Jeff Ezra
Chris Doucleff	
Scott Cousins	

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 amended minutes from April 5, 2018. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:

None.

Pre-Application Presentation:

Mrs. Yancey introduced Plocher Family Farms 5th Addition Subdivision and stated that they are proposing to plot 5 lots along Becker Road with an easement running through the northern most parcel leading back to 2 lots. Mrs. Yancey stated that the proposal satisfies all the minimum zoning requirements but does not meet the length/width ratio within the Subdivision Control Ordinance. Mrs. Yancey said that staff is proposing to make a condition of approval to have the 5 lots do shared access in order to minimize the curb cuts off of Becker Road. Mrs. Yancey stated that staff is waiting for information on their soils as far as private sewage. Chairman Maxwell asked the widths of the proposed lots and Mrs. Yancey stated they are all over 150 feet wide. Mr. Madison asked how busy the road is and Mr. Michael stated that it is not busy at all and Mr. Madison asked the purpose for the length/width ratio and Mrs. Yancey stated that it is in order to deter poor use of land. Chairman Maxwell asked if they are going to need setback variances and Mrs. Yancey said that they may need some but they could do the minor bulk variance route since they would be requesting 45 feet instead of the required 50 feet. A discussion ensued about the curb cuts off of Becker Road. Mr. Chapman asked about the existing floodplain on the property and Mrs. Yancey stated that the lots are large enough where they would not have to build within the floodplain. A discussion ensued about curb cuts and maintenance of culverts. Chairman Maxwell asked if the committee was concerned about the potential for variances and Mr. Pollard and Mr. Madison stated that they were not opposed to the variances. Mr. Brandmeyer stated that staff has received improvement plans for Fawn View Meadows and Stonecliff Manor Subdivisions.

Citizens Wishing to Address the Committee:

None.

Unfinished Business:

None.

New Business:

Mr. Ibendahl provided an overview of the recommendations of the Comprehensive Plan that staff has been working with the Plan Commission on. Mr. Brandmeyer discussed LESA (Land Evaluation and Site Assessment) and how it is a tool staff is looking to implement with the Comprehensive Plan. Mr. Madison asked if the plan was proposing to leave open land outside of municipal and villages for factory development and Mr. Ibendahl stated that it could be for that but it would be encouraged at interchanges. Mr. Brandmeyer stated that if an economic development plan is done, it would identify those target properties and it would be done by partnerships with the property owners. A discussion ensued about partnerships with owners. Mayor Allen Adomite asked if within the transportation recommendations if there would be anything in there that would change the cooperative nature supporting the Surface Transportation Program (STP) and Congestion Mitigation and Air Quality (CMAQ) funding and Mr. Brandmeyer stated that was not the case. A discussion ensued about STP and CMAQ funding. Mr. Ibendahl stated that a transportation plan will help supplement the Comprehensive Plan and further enhances Madison County to East West Gateway in rewarding funding to the county.

Mr. Ibendahl showed the committee the growth map and discussed community investment areas, unincorporated neighborhoods, hamlets, large community associations, rural agriculture areas, and rural growth corridors. Mr. Brandmeyer stated that within the community investment areas, the county should adopt the municipalities' land-use plans and they have their growth areas laid out in relation to their neighboring municipalities and the county would essentially chose the land-use that municipalities are choosing for their comprehensive plan. Mr. Brandmeyer stated that we would be partnering with municipalities to ensure the county and the municipalities are on the same page with future subdivisions and annexations. A discussion ensued about county and municipality relations.

Mr. Madison asked about people who want to live in the county and not within a city and how those subdivisions would be handled. Mr. Brandmeyer stated that plan would discourage that type of development but there would be room for lot splits and other subdivisions and that the plan is trying to discourage larger subdivisions that belong in the growth areas. Mr. Madison asked if discouraging larger subdivisions would hike up the value of land in the growth boundary area because that is where larger subdivisions are allowed and Mr. Brandmeyer stated that there is a lot of land out there and he would not want to overstate that. Mr. Madison asked about having large manufacturing in the growth areas of municipalities where people live and could potentially stop the development and Mr. Brandmeyer stated that it was a comment outside of the plan and those considerations because it becomes the will of the county if the county wants to see that type of development happen it can happen outside of any plan or restriction if it were to benefit the county. Mr. Madison stated that there is a lot of regulation and Mr. Brandmeyer stated that it is less regulation and more guidance and Mr. Madison stated he felt more comfortable because people would still be able to build houses in the country.

Mr. Wesley asked how we can discourage out-migration and out-development and Mr. Brandmeyer said that the plan presents a framework but does not keep people from out-migrating from cities. Mr. Brandmeyer stated that amending the zoning ordinance would put the teeth in regulations from the plan. A discussion ensued about amendments to ordinance the enforcement of the plan. Mr. Madison stated that it seems there is less room for variances from the regulations and Mr. Brandmeyer said that the county does not have a good track record when it comes to zoning decision making and there is not good precedent for things that were allowed or denied but the plan should provide enough guidance to fix that issue. Mayor Adomite discussed the private sewage issues with Kensington Subdivision and stated it happened on part of bad planning and continued to discuss other subdivisions within the growth boundaries.

Mr. Chapman stated that the plan should not make it harder for subdivisions to occur within the unincorporated Madison County and Mr. Brandmeyer stated that was the case but that a cut-off needs to be determined. Mr. Brandmeyer stated that overall he is talking about large subdivision developments that need improvements and private sewage.

Mr. Madison asked if it makes a difference if a roadway is taken over by a township or city versus the county for maintenance. Mayor Adomite stated that the city minds taking over when they are maintaining a roadway that is substandard to their regulations. A discussion ensued about substandard roadway maintenance. A discussion ensued about subdivisions that meet all requirements that are outside the growth boundary. Mr. Brandmeyer said that the plan will help guide the committee on how to make consistent decisions and allow them to say yes to a lot of things.

Mr. Chapman asked if the plan will preclude the problems that the Kensington Subdivision is having and Mr. Brandmeyer stated that they have more issues than just private sewage and the plan would help deter any similar issues with any other development.

Mr. Brandmeyer stated that on April 24th, 2018 the Plan Commission is going to review the plan and if the committee has anything that they want to see changed, he would bring it to the attention of the Plan Commission. Mr. Brandmeyer said that there is a potential for the plan to move forward out of the Plan Commission and to have the committee move forward with it. Mr. Madison asked if there are specific changes that the committee is looking at that should be made prior to the adoption of the plan and Mr. Brandmeyer stated that he has a good idea of where he think the committee wants to go with the plan. Mr. Madison asked if the plan and the zoning ordinances should be review at the same time to make sure the correlate and a discussion ensued about changes to the plan and zoning ordinance. Mr. Wesley asked if the document was an evergreen document implying that it can be adjusted at any time and Mr. Brandmeyer said that it can be interpreted but he would discourage any amendments to the plan happening but for every five years and if amendments are continually happen the plan it would not be doing a lot of good. Mr. Madison asked if any big changes from the plan have happened since the committee has provided input and Mr. Ibendahl stated that the required lot size was brought down as well changes to corridor developments.

Mr. Madison asked about developments along the corridors stating that originally, businesses were allowed to happen along highways throughout the country and Mr. Brandmeyer stated that they were discouraging businesses that are not related to agriculture but that agricultural business would still be permitted and Mr. Madison stated that it is over reaching and not up to the committee. Mr. Brandmeyer stated that if Mr. Madison wanted to allow those developments along the corridors, it can be added and Mr. Madison stated he would like to add it. Mr. Madison asked to put what variances are allowed in the plan and Mr. Brandmeyer said that it would be legislating a plan which is creating rules that cannot be interpreted. Mr. Brandmeyer stated that the statement can be taken out to say it can be anywhere along the corridors and develop standards with it. Mr. Brandmeyer said that there needs to be a standard because the committee does not have one right now. Mr. Wesley said the goal of the plan should be to minimize variances. Mr. Ezra said that uniformity is important and if the definition of a variance is defined well enough then it would be beneficial and could be uniformly applied. Mr. Ezra said the better a variance is defined, the less time the county will have to spend defending it. Mr. Ezra stated that right now the definition can be interpreted any number of ways and it is not being applied uniformly. Mr. Ezra stated that we must have criteria in which variances are decided on. A discussion ensued about the committee's definition of variances and variances from the zoning ordinance.

Administrator's Report:

None.

Adjournment:

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