

**Planning and Development Committee
Meeting Minutes for June 7, 2018**

Members Present:

Ray Wesley, Vice-Chairman
David Michael
Phillip Chapman
Robert Pollard
Nick Petrillo

Members Absent:

Mick Madison
Larry Trucano

Others Present:

Andi Yancey	Mark & Lisa Loftus
Breana Buncher	Don Higgins
Chris Doucleff	Amanda Card
Jeff Ezra	

Call of Meeting to Order and Roll Call:

Vice-Chairman Ray Wesley 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. Michael made a motion to approve the minutes from May 3, 2018. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:

Mrs. Yancey introduced Resolution Z18-0023, petition of Raymond Blackburn, owner of record, and Richard Derek Ford, applicant and contracted purchaser, requesting a special use permit in order to have an RV park on site. Mrs. Yancey said that the Zoning Board of Appeals recommended denial on the request and there was public opposition on site with a petition of opposition containing 62 signatures.

Mrs. Yancey discussed Resolution Z18-0030, petition of Rick Windham, owner of record, requesting a variance in order to construct an attached garage addition to an existing home that will be 12 ft. from the south property line instead of the required 20 ft. and 33 ft. from the west property line instead of the required 40 ft. Mrs. Yancey stated that the applicant is wanting to add on to his house with a garage and the ZBA recommended approval and there was no opposition on site.

Mrs. Yancey introduced Resolution Z18-0029, petition of Patrocinio Hernandez, owner of record, requesting a special use permit in order to keep 5 chickens and 2 goats on site, a variance in order to have an existing chicken run 0 ft. from the east and south property line instead of the required 20 ft., a variance in order to keep 1 horse on a tract of land that is 0.18 acres instead of the required 1 acre and for the existing barn utilized to stable the horse to be 5 ft. from the north property line instead of the required 50 ft. Mrs. Yancey stated that a representative from the Collinsville School District did go to the hearing and stated that there were concern that the horse could come on to their property.

Mr. Pollard asked the size of the lot and Mrs. Yancey stated that it is 0.18 acres and that the City of Collinsville stated that they were opposed to the request except for for the SUP for chickens. Mrs. Yancey stated that the ZBA recommended unanimous approval of the request with the condition that the rear yard be completely enclosed with a fence. Mr. Wesley asked if there are 5 chickens, 2 goats, and a horse on the tract currently and Mrs. Yancey stated that was the case. Mr. Michael asked if this is the same neighborhood where there are other properties that have

chickens and horses and Mrs. Yancey stated that it was and that there have been other requests for horses and chickens in the neighborhood that have been approved and they were on the longer skinny lots. A discussion ensued about the horses on the property. Mr. Petrillo stated that denying the request could be problematic as the committee just approved something with a similar situation on a bigger lot and if the applicant did not comply with the conditions, how long does it take to get rid of the animals and Mrs. Yancey stated that our code enforcement would handle it. Mr. Doucleff stated that a code enforcement sweep was how the animals were found and that they had roosters on site and they had engaged in cock fighting and Mrs. Yancey stated that we had not received any complaints regarding the property until the county did a sweep and saw the violation.

Lastly, Mrs. Yancey discussed Resolution Z18-0024, petition of Definitive Homes and Design, Inc., represented by Mike Wallace, on behalf of Greenscape Properties, LLC., owner of record, requesting a zoning map amendment to rezone 52.48 acres from "A" Agriculture District to "R-1" Single-Family Residential District in order to create a 38 lot subdivision. Also, variances to create two tracts of land that are 28,905 sq. ft. and 33,281 sq. ft. instead of the required 40,000 sq.ft., variances for all proposed lots to have a 25 ft. setback from the front property line instead of the required 50 ft. and a 50 ft. setback from the rear property line instead of the required 75 ft. Mrs. Yancey stated that there is an existing roadway through the parcel that has been there for over 10 years and was not permitted by the county and it is unclear what specifications the roadway was installed to and it has been an ongoing concern with the property. Mrs. Yancey stated that the City of Collinsville said they would be opposed to the rezoning unless the roadway was improved to their subdivision standards. Mrs. Yancey stated that request is within the growth boundary of Collinsville therefore they do have extraterritorial review and would be able to enforce their development code fully when the subdivision process starts. Mrs. Yancey stated that Mr. Trucano attended the meeting and spoke in favor of the request and there was no on-site opposition. Mrs. Yancey said that at the time of installation of the roadway the developers also installed a private sewage common collector system. Mrs. Yancey stated that the ZBA recommended approval for the map amendment and variances for the lots that have the natural gas line running through them with a condition that the existing private sewage is removed or destroyed.

Mrs. Yancey discussed the Fawn View Meadows Roadway Variances. Mrs. Yancey said that the memo provided in the agenda packets speaks to a variance for the depth of the concrete but the applicant is no longer seeking the concrete depth variance. Mrs. Yancey indicated that the applicant is requesting a road width variance to be 24 feet wide instead of the required 28 feet. Mrs. Yancey stated that staff reached out to Chief McCurdy with Troy Fire District and he stated he had no concerns with the request. Mr. Michael asked what the municipal standard is and Mrs. Yancey stated she was not sure but the county's standard of large-lot subdivisions is 28 feet. A discussion ensued about the roadway variances requested by the applicant and why they are being requested. Mrs. Yancey stated that another option that should be noted is that this subdivision is allowed to have chip and oil roadway that has to be up to township standards.

Mrs. Yancey discussed Singleton Acre subdivision and said that a lot-size variance was approved in March 2018 to create a tract of land that is 1 acre instead of the required 2 acres. Other than the variance request the subdivision satisfies all the other minimum standards for an agriculture lot. Mrs. Yancey stated that it is within the growth boundary of the Village of Bethalto and they have approved the request.

Lastly, Mrs. Yancey discussed Watson Subdivision and said that it is a 2 lot minor subdivision being requested in order to separate two tracts of land that are currently under one parcel number and each proposed lot meets all minimum agriculture subdivision requirements.

Pre-Application Presentation:

None.

Citizens Wishing to Address the Committee:

Mark Loftus spoke in regard to Z18-0023. Mr. Loftus stated that there is no access from the park to I-255 and they have to have come through Vonnahmen Road which is very bumpy and hilly and not safe for big campers and RVs and it is dangerous. Mr. Loftus stated that the ZBA indicated there are better locations within the county to locate a park like this. Mr. Loftus stated that the infrastructure is not there to support the amount of campers being proposed and that the

proposal was poorly planned and thought out. Mr. Loftus stated that the one acre pond by the parcel that he and a neighbor own are concerned about the private sewage and contamination of the pond from the RVs.

Unfinished Business:

None.

New Business:

Vice-Chairman Wesley asked the committee if they would address Singleton Acre first so Mrs. Card could get to the Bethalto meeting for them to sign off on her plat. Mr. Chapman made a motion to approve Singleton Acre Subdivision. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Mr. Chapman made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0023, petition of Raymond Blackburn, owner of record, and Richard Derek Ford, applicant and contracted purchaser, requesting a special use permit in order to have an RV park on site. Seconded by Mr. Petrillo. Voice vote. All ayes. Motion approved.

Mr. Chapman stated that with the many issues that people had with the request that it shouldn't be approved and that the committee should respect their wishes. Voice vote. All ayes. Motion approved.

Mr. Michael made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0030, petition of Rick Windham, owner of record, requesting a variance in order to construct an attached garage addition to an existing home that will be 12 ft. from the south property line instead of the required 20 ft. and 33 ft. from the west property line instead of the required 40 ft. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Vice-Chairman Wesley asked for a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0029, petition of Patrocinio Hernandez, owner of record, requesting a special use permit in order to keep 5 chickens and 2 goats on site, a variance in order to have an existing chicken run 0 ft. from the east and south property line instead of the required 20 ft., a variance in order to keep 1 horse on a tract of land that is 0.18 acres instead of the required 1 acre and for the existing barn utilized to stable the horse to be 5 ft. from the north property line instead of the required 50 ft. No motion was made. Motion failed. Vice-Chairman Wesley asked Jeff Ezra if that meant the petition was denied and Mr. Ezra stated that it did.

Vice-Chairman reopened for discussion. Mr. Michael made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0029. Seconded by Mr. Pollard.

Mr. Michael stated he wanted to discuss that other areas in the neighborhood were approved for horses and that those properties are longer lots and the barns are in the back of the lot and that it is the culture of neighborhood. Mr. Michael stated that this request is not the same to him. Mr. Chapman asked if Mr. Michael wanted the petition approved and Mr. Michael stated that he thought there should at least be discussion on the petition and that he wants to know what the committee thinks. Mr. Pollard stated that the size of the lot is a concern to him and he does not see any room for the horse. Vice-Chairman Wesley asked staff what their recommendation on the petition would be and Mr. Doucleff stated that he would recommend denial because it opens up the opportunity for more lots to have horses and that the lot is too small for the horse, chickens, and goats. Mrs. Yancey stated that the committee can deny the variance for the horse and approve the special use permit for the chickens and goats and corresponding variances, explaining that the Committee had several options. Mr. Michael asked if Collinsville said they were okay with the chicken and goats and Mrs. Yancey stated that they were okay with the chickens but not the setback variances for the coop and run. Mr. Doucleff stated that when they did a re-inspection of the property that they heard roosters. Mr. Petrillo said he would vote it down as a whole unless they voted for the allowance of chickens only. Vice-Chairman Wesley stated that the size of the lot for the horse and the animals wandering were his two concerns of the petition. A discussion ensued on what to approve or deny from the requests.

Mr. Michael amended his motion for Resolution Z18-0029 to approve no more than 5 chickens and to deny the request for 2 goats, horse, and all variances. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Mr. Chapman made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0024, petition of Definitive Homes and Design, Inc., represented by Mike Wallace, on behalf of Greenscape Properties, LLC., owner of record, requesting a zoning map amendment to rezone 52.48 acres from "A" Agriculture District to "R-1" Single-Family Residential District in order to create a 38 lot subdivision. Also, variances to create two tracts of land that are 28,905 sq. ft. and 33,281 sq. ft. instead of the required 40,000 sq.ft., variances for all proposed lots to have a 25 ft. setback from the front property line instead of the required 50 ft. and a 50 ft. setback from the rear property line instead of the required 75 ft. Seconded by Mr. Pollard.

Vice-Chairman Wesley stated that there are a lot of items with this request and the City of Collinsville has voiced their opposition and are waiting for results from a core sample of the existing roadway. Mr. Chapman said if the petition is approved, Collinsville will make them cohere with their policy. Mrs. Yancey stated that was the case and that the approval of the rezoning does not constitute approval of using the roadway as built. Mr. Chapman stated that adjacent subdivisions have private sewage as well and this request would be nothing new and if they were to put in the subdivision they would have to meet our subdivision code. Mr. Chapman asked if Collinsville had an issue with the request variance for setbacks and Mrs. Yancey stated that they did not speak to those variances and that the primary concern was the roadway.

Voice vote. All ayes. Motion approved.

Mr. Pollard made a motion to postpone the Fawn View Meadows Roadway Variances 2 weeks until the June 21st Planning and Development Committee meeting. Seconded by Mr. Petrillo. Voice vote. All ayes. Motion approved.

Mr. Chapman stated that he wants to know how county staff feels about the Fawn View Meadow Roadway width variance as well as why the developer is requesting the variance.

Mr. Michael made a motion to approve Watson Subdivision. Seconded by Mr. Petrillo. Voice vote. All ayes. Motion approved.

Mr. Petrillo made a motion to approve the Resolution Authorizing the Demolition of Unsafe Buildings and Structures. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

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

Administrator's Report:

None.

Adjournment:

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