

**Planning and Development Committee
Meeting Minutes for January 16, 2020**

Members Present:

Mick Madison, Chairman
Philip Chapman
Dalton Gray
David Michael (arrived late)
Robert Pollard
Larry Trucano
Ray Wesley

Members Absent:

Nick Petrillo

Others Present:

Breana Buncher	Matt King
Noelle Maxey	Mark Hellmuth
Chris Doucleff	Sheri Hellmuth

Call of Meeting to Order and Roll Call:

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

Approval of Minutes:

Chairman Madison asked the committee if any changes need to be made for the December 5, 2019 minutes. Chairman Madison approved the minutes.

Zoning Petitions and Subdivision Overview:

Mrs. Buncher introduced Keller Subdivision – Minor Plat. Mrs. Buncher stated this subdivision is located in Collinsville Township and is split between County Board Districts #16 and #25. Mrs. Buncher stated the property is zoned Agricultural and is located in the growth boundary of Collinsville, Maryville, Pontoon Beach, and Glen Carbon, which have all decided to opt-out of review. Mrs. Buncher stated it is a two-lot minor subdivision, and both lots will have access from Keller Lane. Mrs. Buncher stated the proposed lot configuration meets all zoning and subdivision requirements, but is located within the 100-year floodplain so any future development must have a flood elevation certificate and adhere to all stormwater regulations.

Mrs. Buncher introduced Summit Farms Subdivision – Minor Plat. Mrs. Buncher stated this subdivision is in Jarvis Township, is in County Board District #2, and is currently zoned Agricultural. Mrs. Buncher stated the applicant has proposed a forty foot private roadway easement with a maintenance agreement, and Lot 1 will contain a new single-family dwelling, while the remnant will continue to be used for row-cropping. Mrs. Buncher stated the proposed lot configuration meets all zoning and subdivision requirements.

Mrs. Buncher introduced Erwin’s Field Second Edition – Minor Plat. Mrs. Buncher stated this subdivision is located in Jarvis Township and is zoned Agricultural. Mrs. Buncher stated this is a three-lot minor subdivision, with Lots 1 and 2 being two acres each and the remnant being 75.76 acres. Mrs. Buncher stated each tract will have access off Bauer Road, and the proposed lot configuration meets all zoning and subdivision requirements.

Mrs. Buncher introduced Gildersleeve Subdivision – Minor Plat. Mrs. Buncher stated this subdivision is in Collinsville Township, County Board District #29, and the property is dual-zoned “M-1” and “B-2” and is in the growth boundary of Collinsville, which has opted-out of review. Mrs. Buncher stated this is a two-lot minor subdivision, with Lot 1 being on the west side of Clay

School Road and will be zoned "M-1," while Lot 2 will be on the east side of Clay School Road and will continue to be dual-zoned "M-1" and "B-2". Additionally, Mrs. Buncher stated the applicant is proposing a roadway dedication to Collinsville Township for Clay School Road, which currently goes through the property. Mrs. Buncher stated the property is located within the 100-year floodplain, but they are not proposing any new development on either lot. Mrs. Buncher stated the proposed lot configuration meets all zoning and subdivision requirements. Chairman Madison asked if this is similar to the dual-zoned property Mr. Damotte's property that had been considered by the County Board the previous evening, to which Mrs. Buncher stated that it is similar in the fact that it is dual-zoned, but the applicant is not proposing any new development to the property and it will remain dual-zoned. Mr. Wesley asked about a small section of the property that seems to be separate from the rest. Mrs. Buncher discussed how the applicant and Collinsville Township are working toward getting the existing right-of-way vacated in the future so the land will be combined with the rest of the parcel.

Pre-Application Presentation:

Mrs. Buncher introduced Harvest View Acres Subdivision. Mrs. Buncher stated this property is located just east of Highland and is a seventeen-lot major subdivision. Mrs. Buncher stated all lots meet or exceed the 2 acre requirement. Mrs. Buncher stated Lot 6 has an existing single-family dwelling, and Lot 9 will be kept for row-cropping. Mrs. Buncher stated the applicant is proposing an improved roadway called Harvest View Lane. Mrs. Buncher stated the applicant intends on submitting an application and plat soon. Mr. Chapman asked which County Board District this is located in, to which Mrs. Buncher stated she was not sure since staff had just met with the developer this week. Ms. Maxey said she could look it up on the County's GIS since the Committee was waiting for Mr. Michael to arrive before discussing the text amendment. Ms. Maxey stated the property is located in County Board District #1.

Citizens Wishing to Address the Committee:

Chairman Madison asked if there are any members of the public wishing to address the Committee. No one in attendance decided to speak at this time.

Unfinished Business:

Chairman Madison stated Resolution Z18-0052, petition of Pro Excavating and Grading, LLC was still postponed until the next P&D Committee meeting.

Chairman Madison stated that he would like to move the meeting forward before discussing the Ordinance approving a Text Amendment to Chapter 93 of the Madison County Code of Ordinances, as Mr. Michael had not arrived to the meeting yet.

New Business:

Chairman Madison brought in Keller Subdivision, Summit Farm Subdivision, Erwin's Field Second Edition, and Gildersleeve Subdivision in to be voted on together. Mr. Wesley made a motion to approve these four subdivision. Seconded by Mr. Chapman. Roll-call vote. All ayes. Motion approved.

Mr. Doucleff discussed the Resolution Authorizing Payment for Certified Household Hazardous Waste Contractor FY 2019. Mr. Doucleff stated that the timing of the hazardous waste collection and Sustainability Coordinator Andi Yancey's maternity leave did not leave enough time for this resolution to be passed by the end of 2019. Mr. Doucleff stated the amount had been encumbered by the Finance Committee. Mr. Wesley asked if this money was coming from last year's funds and if it was re-appropriated, to which Mr. Doucleff stated that it was encumbered from last year's budget. Mr. Doucleff also stated that the Department had not received the bill for the event until after the end of the fiscal year. Mr. Doucleff clarified the difference between re-appropriated and encumbered.

Mr. Doucleff discussed the Purchase Request for a 2020 Chevrolet Equinox. Mr. Doucleff stated the Department had around \$80,000 left over from last year's budget, and stated that any department is allowed to re-appropriate a one-time purchase of 50% of any leftover funds from the previous year. Mr. Doucleff stated that the Department received three hand-me-down vehicles from the Probation Department around three years ago due to the high cost of paying mileage to employees driving around their own vehicles. Mr. Doucleff noted the years and models of the vehicles the Department currently has and the amount that the Department is spending on repairs for these older vehicles. Chairman Madison asked the amount of the new

vehicle, to which Mr. Doucleff stated the new vehicle will cost \$22,423 with the state rate. Mr. Chapman praised the Department for staying under budget and using hand-me-down vehicles to this point. Mr. Doucleff stated the Department will likely get rid of one of the older vehicles.

Mrs. Buncher stated the Refund Request for Bryant Buescher (Z19-0057) was for a variance that staff decided was not needed after Mr. Buescher had already paid the application fees. Mr. Wesley asked how much the refund was for, to which Mrs. Buncher stated it was for \$300.

Chairman Madison asked if everyone had looked over the Purchase Order Report.

Chairman Madison brought in the Resolution Authorizing Payment for Certified Household Hazardous Waste Contractor FY 2019, the Purchase Request for the 2020 Chevrolet Equinox, the Refund Request for Bryant Buescher (Z19-0057), and the Purchase Order Report to be voted on together. Mr. Chapman made a motion to approve these four items. Seconded by Mr. Pollard. Roll-call vote. All ayes. Motion approved.

Administrator's Report:

Mr. Doucleff stated the next Zoning Board of Appeals meeting had been moved a week ahead to February 4th to accommodate the timeframe of a company that is wanting to put in a CBD extraction business in part of one building that is owned by Mike Moniger, Moniger Excavating, in Moro. Mr. Doucleff said the company intends to employ up to sixty people by the end of the first year. Chairman Madison stated he appreciates that the Department moved up the meeting to accommodate this potential business deal, as it is located within his County Board District. Chairman Madison stated the company had tried to move in to several buildings in Collinsville, but each of those had fallen through. Mr. Doucleff stated CBD comes from hemp, which is a cousin to the marijuana plant, but hemp is federally legal and different from marijuana. Chairman Madison stated that in the future, the Committee needs to look at CBD businesses as not controversial at all because it is legal federally and in all fifty states and is not the same as marijuana. Mr. Doucleff stated that the properties are currently zoned "B-4," but there are no "B-4" permitted uses that this type of business would fall under, so staff have decided to move forward with rezoning the two properties to a "PD" Planned Unit Development District. Mr. Doucleff stated the only other district that could have been considered was a type of Manufacturing District, but that would be spot-zoning since there are no other Manufacturing in the area. Mr. Chapman praised the Department for moving so quickly with working with this company's timeframe.

Unfinished Business:

Mr. Michael arrived at the meeting at approximately 5:30pm, so Chairman Madison went back to Unfinished Business to discuss the Ordinance approving a Text Amendment to Chapter 93 of the Madison County Code of Ordinances. Mrs. Buncher discussed the changes to the text amendment that had been discussed at the previous meeting, including regulations for the outdoor storage of boats/campers/trailers, temporary sign regulations, yard regulations for through and corner lots, and the definitions for eating and drinking establishments, bars, and restaurants. Mrs. Buncher also covered the main points of the text amendment, including community solar, sign regulations, video game gambling regulations, and a large number of small edits and typo fixes. A discussion ensued about state and Madison County regulations for video game gambling. Mr. Gray asked if there will be impacts on current businesses that already have been issued a gaming license by the state, to which Mrs. Buncher stated that no, businesses that already have a gaming license will be able to keep it. Chairman Madison asked for a motion for the Ordinance approving a Text Amendment to Chapter 93 of the Madison County Code of Ordinances. Mr. Wesley made a motion for approval. Seconded by Mr. Chapman. Roll-call vote. All ayes. Motion approved. Mr. Chapman praised the Department for going back over the text amendment several times to make sure everything was right and all loopholes were closed.

Adjournment:

Mr. Pollard made a motion to adjourn the meeting. Seconded by Mr. Wesley. Voice-vote. All ayes. Motion approved.

Meeting adjourned.