

**Planning and Development Committee
Meeting Minutes for October 18, 2018**

Members Present:

Mick Madison, Chairman
Phillip Chapman
Dalton Gray
David Michael
Larry Trucano
Ray Wesley

Members Absent:

Nick Petrillo
Robert Pollard

Others Present:

Matt Brandmeyer
Andi Yancey
Chris Doucleff
Anne Werner

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:

Ray Wesley made a motion to approve the minutes from October 4, 2018. Seconded by David Michael. Voice vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:

Mrs. Yancey gave a subdivision overview during the New Business section of the agenda.

Unfinished Business:

None.

New Business:

Andi discussed the refund request for Michael Gillis – he initially applied for a special use permit to place a mobile home but it was determined that it was actually a modular home and a special use permit is not necessary, therefore Mr. Gillis needed a refund for his application.

Mr. Chapman made a motion to approve Refund Request Z18-0069 for Michael Gillis. Seconded by Mr. Wesley. Roll call vote. All ayes. Motion approved.

Mrs. Yancey introduced Gillis Estates Subdivision and said that it is a two-lot split and Mr. Gillis is wanting to split off some land for his in-laws to place the modular home.

Chairman Madison discussed Hanes Subdivision and said the applicant wants to take 80 acres and split it into two lots, a 50 acre lot and a 31 acre lot.

Mr. Wesley made a motion to approve Gillis Estates Subdivision. Mr. Chapman stated that he would like to make the motion on the subdivision since it is in his district. Mr. Wesley withdrew his motion.

Mr. Chapman made a motion to approve Gillis Estates and Hanes Minor Subdivisions. Seconded by Mr. Wesley. Roll-call vote. All ayes. Motion approved.

Chairman Madison stated that the Purchase Request is from Facilities and it is for asbestos abatement at the Wood River facility for \$18,300. Mr. Wesley asked if this was something that committee had already voted on and Mr. Brandmeyer stated that it was. Mr. Wesley asked if this was an emergency request and Mr. Brandmeyer stated that was the case.

Mr. Wesley made a motion to approve the Purchase Request for Facilities Management Capital Project: Wood River Facility Asbestos Abatement. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion approved.

Ms. Druke discussed updates within her Resource Education program. Ms. Druke discussed their program guide that tells what the Resource Education program has to offer teachers. Ms. Druke stated that she has launched a marketing campaign and is reaching out to larger groups and is making sure that teachers have readily available resources. Ms. Druke said that she provided a teacher workshop to help existing teachers learn how to utilize the Resource Education program in their classroom with things they are already doing. Ms. Druke said she ended the year with 43 schools participating and she has a new goal for a 15 percent increase in the program, 50 schools total, for the end of the year. Ms. Druke stated that she is focusing on family education which means community education and she is working on creating some information to tell parents how to better recycle things at home. Ms. Druke said that she is focusing on ways to have more than just one person in the school do all the work so that it makes it easier for schools to do it. Ms. Druke explained how recycling options may be changing due to new changes in cost of processing recyclables and talked about the Madison County Fantastic Plastic drive. Ms. Druke stated that the programs four focus points this year are addressing community needs, positioning schools as sources of community education, addressing current concerns at a school level, and meeting the mandated recycling rate.

Ms. Petzing discussed the Resource Management Program and the Household Hazardous Waste events that the county held in Collinsville and Wood River. Ms. Petzing said that there were a lot more materials collected at the Wood River collection so the word is getting out and the events are successful. Ms. Petzing said that the plan is to offer the collections in the spring and fall every year. Ms. Petzing discussed the Tire Collection event that was held at the Nike Base and that the same amount of municipalities have participated but the number of tires have dropped which could indicate that there is less tires being dumped that the municipalities and townships pick up. Ms. Petzing discussed the community clean-ups that were held this year in Fort Russell and Chouteau Townships and the City of Venice and said that the number of tons collected continues to increase. Ms. Petzing discussed the curb-side recycling bins and how they were updated with paint jobs and adding the Planning and Development Logo and she also discussed the Environmental Grants. Ms. Petzing discussed the Madison County Green Team and the projects that they are working on. Mr. Brandmeyer stated that the new printers are to help with the paper cut campaign and it is only effective if the entire building is participating.

Citizens Wishing to Address the Committee:

Anne Werner spoke in regard to the Madison County Comprehensive Plan and its importance to the county. Please see Attachment A for Ms. Werner's comments, which were submitted for the record.

Administrator's Report:

Mr. Brandmeyer discussed the P&D Department Budget. Mr. Brandmeyer said that the Resource Education and Management programs are funded through the Host Fee and their positions are required by statute. Mr. Brandmeyer stated that the overall expenses are 2.3 million dollars. Mr. Brandmeyer stated that his objectives were to breakeven and lower the burden on the general revenue fund. Mr. Brandmeyer stated that the department spends what it takes in and continued to discuss the 20% drop in the budget in 2011 and how it has predominately been the same since then. Mr. Wesley asked what the budget was at that point and Mr. Brandmeyer stated that it was close to 3 million dollars. Mr. Brandmeyer said that there has been some increase, but it will decrease depending on staffing and larger events. Mr. Brandmeyer stated that they are filling two staff positions but there should be some savings next year. Mr. Michael asked what positions are being filled and Mr. Brandmeyer stated the License Investigator and a part time Code Enforcement Officer. Mr. Brandmeyer stated that using county vehicles and cutting down on mileage has helped decrease the budget by \$15,000 a year. Mr. Brandmeyer said eventually vehicles will have to be replaced due to age. Mr. Brandmeyer discussed the change to Ricoh printers and how that should eventually decrease the amount of money spent on printing. A discussion ensued about cost savings and changing to Ricoh printers.

Pre-Application Presentation:

Mrs. Yancey discussed community solar projects that have happened within the county and the additional 5 projects that are coming through the process. Mrs. Yancey stated that they are predominately the same requests in that they are two-megawatt projects that take approximately 30 acres of space in a fenced in area. Mrs. Yancey stated that Agriculture Impact Mitigation Act (AIMA) was passed so that farmers were not left with a field of useless solar panels. The legislation requires the developer to remove the panels at the end of the project, which was the department's primary concern on these projects. Mrs. Yancey stated that staff will look into creating ordinance for solar developments.

Mr. Wesley asked if the applicants are duplicate applicants and Mrs. Yancey stated that Summit Ridge is the main company but they contract out Tetra Tech in order to do their field work. Mr. Michael asked if there was any negative impact with the projects and Mrs. Yancey said that there are still some concerns that the AIMA does not address that staff will be looking to address through the ordinance. Mr. Brandmeyer stated that you should work for the highest and best use of the land and that staff will work with the cities to make sure the development is not in an important area for their future growth. Mr. Wesley asked if these projects are addressed in the Comprehensive Plan and Mr. Brandmeyer stated that they are not because the Comprehensive Plan would not get that into detail about these projects. Mr. Wesley asked if that is something that should be covered in the Comprehensive Plan and Mr. Brandmeyer stated that it is something to be considered.

Mr. Chapman said that the Mayors of Worden and Hamel have stated concerns about the locations of these types of projects and that he attended a meeting with Summit Ridge and with the fire department from Hamel to discuss logistic issues with these projects. Mr. Chapman stated that citizens will not be bashful in stating their concerns with the projects. Mrs. Yancey explained the lottery system that each of these projects will have to go through and a discussion ensued about the lottery systems and the solar developments.

Mrs. Yancey discussed a rezoning application from Agriculture to M-1 Limited Manufacturing just outside of Highland. Mrs. Yancey stated that they are wanting to gravel the lot and fence it off for RV and boat storage. Mrs. Yancey stated that she is waiting for the fencing proposal because they are not going to build a structure to store things in. Mr. Chapman asked if it was next to the Shantz property and Mrs. Yancey stated that it was. Mr. Wesley asked what they do on the Shantz property and Mrs. Yancey stated they do carnival trailer manufacturing. A discussion ensued about the applicant and the request.

Adjournment:

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

Meeting adjourned.

Attachment A

My name is Anne Werner. I am here representing the Metro East Land Stewardship Alliance (MELSA). One of the current goals for the Alliance is the approval/adoption of the Madison County Comprehensive Plan.

It is our understanding that the plan has been prepared but is currently under review by County representatives.

We support and encourage the approval of a new comprehensive plan that incorporates sustainable, resilient, equitable, and people-centered, livable and inclusive urban communities.

We encourage this committee and the County to actively communicate with the citizens about the status of the plan and encourage citizens to actively participate in its review. We would like to reassure the committee that citizens are very concerned about the future of the County and preserving its beauty, resources, unique communities, and high quality of life while also understanding that 21st century demands must be addressed. Good planning is essential to ensure these desires.

Personally I have seen what happens when there is little to no planning or enforcement of zoning codes. I grew up in South St Louis County. When my family moved there in the early 1970's the area looked very much like Madison County does today. Looking back, I can say that in some places it was incredibly beautiful with open rolling hills, wooded areas, small farms, and winding country-like roads. However, it was clear, as time went on and the land was cleared for more and more disconnected, dispersed subdivisions and shopping centers, that if there was a planning document and zoning code for St Louis County, it was either inadequate and/or rarely enforced. For example, a creek I played in as a child is now encased in a concrete pipe and has several houses on top of it. The failure to plan and failure to enforce over the last 40 years has resulted in a significant decrease in the quality of life for citizens in the county, including incredible traffic congestion, total reliance/dependence on a single inefficient transportation mode (automobiles), little to no public parks or green space, flooding, and exorbitant infrastructure costs for the County. The same situation is/has happened in West St Louis County, Jefferson County and St. Charles County. In Illinois it is beginning in St Clair and Monroe Counties.

A recent Brookings Institute study found the St. Louis metro area urbanized land at four times the rate of population growth. Bruce Katz, who helped write the study, says the increased urban sprawl is not just in St. Louis. "St. Louis really stands apart as an extremely decentralized metropolitan economy, with people and jobs out-migrating at a fairly feverish pace," Katz said. "But what's interesting about this report is decentralization is a common trend throughout Missouri." (from the St Louis Public Radio website)

Let's not let this same sort of inefficient, extremely costly type of decentralized development take over Madison County, Illinois, as well. The best way is to be pro-active, involve everyone as much as possible, ensure good sustainable planning, and ensure effective enforcement of the plan into the future.

Thank you,

Anne Werner

Metro-East Land Stewardship Alliance