

**Planning and Development Committee  
Draft Meeting Minutes for May 16, 2019**

**Members Present:**

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

**Members Absent:**

**Others Present:**

Matt Brandmeyer	Jack Humes
Andi Yancey	Bill Rickher
Chris Doucleff	

**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. None were suggested. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Mr. Brandmeyer said there are no new zoning hearings this month but that the committee would be reconsidering the petition of Bill Rickher as it was sent back to Planning and Development Committee by the County Board. Mr. Brandmeyer said that these are the same conditions that were proposed previously and that discussion of this zoning hearing will occurring during unfinished business.

Mr. Brandmeyer introduced Plocher Family Farms 5<sup>th</sup> Subdivision and said that it is a 7 lot subdivision and it meets all subdivision requirements with the exception of minor variances. Mr. Brandmeyer stated that it was both a preliminary and final plat and that they requested a minor bulk variance in order to have lots 8-12 have a 45 feet side yard setbacks instead of the required 50 feet. Mr. Brandmeyer also mentioned that they were requesting a subdivision variance for the lot/width ratio because it was exceeding the 3 to 1 ratio and that staff is recommending approval.

Mr. Brandmeyer introduced Erwin's Field 1<sup>st</sup> Addition Subdivision and said that it is a two-lot minor subdivision off of Bauer Road and it meets all requirements and staff is recommending approval. Mr. Wesley asked if the private sewage system would be affected by the floodplain on the property and Mr. Brandmeyer stated that it would not be.

Mr. Brandmeyer stated that Jim Leathers was asking a refund request for his building permit that was submitted because he had concerns in regarding to flooding on the property.

**Pre-Application Presentation:**

None.

**Citizens Wishing to Address the Committee:**

Jack Humes, attorney for Pro Excavating and Grading, LLC, asked for an additional 60 day extension on their zoning hearing in order to finish the agreement with the Madison County Transit.

Bill Rickher, petitioner for Z19-0008, said that the property in question is the last property for sale in the subdivision and he went to see if was possible to build on and his engineers told him it could be done. Mr. Rickher stated he discussed the private sewage analysis on the property and talked to Chris Doucleff about it and it was determined that it would be able to meet the requirements. Mr. Rickher stated that he asked for the setback variance in order to be sure there wouldn't be issues with any adjoining neighbors or concerns of the house next to the dam.

**Unfinished Business:**

Mr. Wesley made a motion to postpone Resolution Z18-0052, petition of Pro Excavating and Grading, LLC until the August 1<sup>st</sup>, 2019 Planning and Development Committee meeting. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion approved.

Ms. Kuhn stated for the record that she was present at the meeting. Chairman Madison said that he could not vote to say that this property had no value. Chairman Madison stated that the adjoining neighborhood had contacted him and said that his were concerns were about the private sewage system and having the affluent go into the lake and Chairman Madison stated that it would not be permitted to do so. Mr. Brandmeyer said that if the variance is not approved, that it would potentially rendering a property worthless. Mr. Brandmeyer said they could build with the 50 foot setback but they prefer the 25 feet setback. Mr. Brandmeyer stated that it would be really close to a regulatory taking if the variance is denied and that those types of lots would not be platted today. Mr. Chapman asked if the reduced setback would make it safer and address the concerns of the neighbors if the variance was granted and Mr. Brandmeyer stated that in regard to building the house next to the lake, that greater the distance the better. A discussion ensued about the private sewage systems of the subdivision.

Mr. Chapman made a motion to approve with conditions Resolution Z19-0008, Resolution approving the petition of Bill Rickher, applicant, and Cyril & Jane Korte, owners of record, requesting a variance in order to construct a residence that will be 25 feet from the north and west property lines instead of the required 50 feet. Seconded by Mr. Michael. Roll-call vote. All ayes. Motion approved.

**New Business:**

Mr. Michael made a motion to approve Plocher Family Farms 5<sup>th</sup> Addition Subdivision. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Mr. Michael made a motion to approve Erwin Fields 1<sup>st</sup> Addition Subdivision. Seconded by Mr. Wesley. Voice-vote. All ayes. Motion approved.

Mr. Brandmeyer stated that Fawn Meadows Court was built a year ago and we wait a year before it is dedicated to ensure there is no catastrophic failure with the roadway and there was not. Mr. Wesley made a motion to for the Acceptance of Fawn Meadows Court into the Township Maintenance System for Pin Oak Township. Seconded by Mr. Michael. Voice-vote. All ayes. Motion approved.

Mr. Wesley made a motion to approve the Refund Request for B2019-0389 to James Leathers and the Purchase Order Report. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion approved.

**Administrator's Report:**

Andi Yancey discussed the roll-off bids from Republic. Mrs. Yancey said that Republic rebid for the roll-offs since the market had changed, they were no longer able to provide the services in a marketable way. Mrs. Yancey said that the only qualified bid that was received was from Republic. Mrs. Yancey stated that the cost of recycling has doubled and Mrs. Yancey discussed the projected prices for each of the roll-offs that are provided by the department. Mrs. Yancey said that the newly proposed amount is \$25,000 over budget and that the department should be able to make it work this year however

they are wanting to review the program and see if there are any potential sites to remove or make changes to the program so that the department could continue to provide it.

Mr. Chapman asked if the program is an essential service that needs to be funded and Mr. Brandmeyer stated that staff needs to determine what the purpose is for the program. Mr. Wesley asked if staff has reached out to the municipalities where the roll-offs are located and see if they would like to share some of the cost and Mr. Brandmeyer stated that they had not but they would like to reach out to municipalities asking if they would be will to update their recycling ordinances to incorporate multi-family housing. Mr. Michael stated that since municipalities are providing the services that it is unfair for the county to provide the subsidy and provide the services. A discussion ensued about the number of sites provided by the program, the bids submitted in regard to program, and rebidding the program in order to see if we could get more than 1 bid.

Matt discussed the creation of a full-fledged economic development program including an Economic Development Corporation, an Economic Development Commission, and moving all economic development activities to the P&D Department. He said he had talked to several people about activities that would be beneficial to the county including developing a work plan and formulating marketing, finance, project development, and business retention activities. Matt said he'd like to move forward with a resolution to make this happen.

Matt said he will be bringing potential ordinance changes to the P&D Committee for review including windfarm requirements, adding in the solar farm requirements, changes to mobile home park requirements, and minor adjustments to the zoning code.

**Adjournment:**

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

Meeting adjourned.