

**Planning and Development Committee
Meeting Minutes for June 6, 2019**

Members Present:

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

Members Absent:

Robert Pollard

Others Present:

Matt Brandmeyer	John Kafer	Mary Vandevord
Breana Buncher	Jeff Dossett	Laura Lyon
Andi Yancey	Michelle Dossett	Cathi Gitchoff
Chris Doucleff	Trudy Bodenbach	

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. He stated his name was not included as in attendance and requested he be added to the list of Members Present. Mr. Michael made a motion to approve the minutes. Seconded by Mr. Wesley. Voice-vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:

Mrs. Buncher introduced Resolution Z19-0020, petition of Beverly Lehnen, owner of record, requesting a special use permit (SUP) to continue placement of a single-wide mobile home on site for a period not exceed five (5) years. Johanna Lehnen and family are the proposed occupants of the mobile home. There are no outstanding violations on the property, and the application was not eligible for administrative review, as they did not obtain a SUP for the mobile home when it was purchased in 2008. Mrs. Buncher states that staff recommended approval and that the Zoning Board of Appeals (ZBA) unanimously voted for approval with the normal conditions regarding mobile homes. Mr. Petrillo asked if there were any complaints from neighbors, to which Mrs. Buncher stated there was no opposition.

Mrs. Buncher introduced Resolution Z19-0022, petition of James Baucom, owner of record, requesting an SUP to continue placement of a single-wide mobile home on site for a period not to extend five (5) years. James Baucom and family are the proposed occupants of the mobile home. There are no outstanding violations on the property, and the application was not eligible for administrative review, as Mr. Baucom was the new owner of the mobile home. Mrs. Buncher states there was no opposition expressed during the ZBA meeting and that staff recommended approval. Mrs. Buncher says the ZBA unanimously voted for approval with the normal conditions regarding mobile homes.

Mrs. Buncher introduced Resolution Z19-0023, petition of James Baucom, owner of record, requesting an SUP to continue placement of a single-wide mobile home on site for a period not to exceed five (5) years. James Hayes and family are the proposed occupants of the mobile home. There are no outstanding violations on the property, and the application was not eligible for administrative review, as Mr. Baucom was the new owner of the mobile home. Mrs. Buncher states staff recommended approval with the normal condition regarding mobile homes.

Mrs. Buncher introduced Resolution Z19-0026, petition of Michael Gillis, owner of record, requesting a front and side yard setback variance to locate the proposed modular home twenty feet (20') from the east and north property lines instead of the required fifty feet (50'). Mrs. Buncher states there was no expressed opposition during the ZBA meeting and that staff recommended approval.

Finally, Mrs. Buncher introduced Resolution Z19-0027, petition of Jeffrey and Michelle Dossett, owners of record, requesting a rear and side yard setback variance to locate the proposed single-family dwelling 51.81 feet from the west property line instead of the required seventy-five feet (75') and fifteen and a half feet (15.5') from the north property line instead of the required twenty-five feet (25'). Mrs. Buncher states the owners of the property to the north came out in opposition with worries that the homes would be too close together and devalue the properties. However, staff recommended approval, and the ZBA unanimously voted for approval. Chairman Madison asked if there are any site plans showing the distance between the homes. The owner of the property to the north responded that their home is approximately thirty feet (30') from the southern property line. A discussion ensued regarding the location of the proposed house in relation to the house to the north. Chairman Madison stated the property owner to the north will be able to come down and speak during public comment, ending the discussion.

Pre-Application Presentation:

None.

Citizens Wishing to Address the Committee:

Jeff and Michelle Dossett, petitioners for Z19-0027, stated they purchased the lot last fall knowing it was a tricky lot to build a house on. Mr. Dossett stated they looked into the Homeowners' Association (HOA) Covenants, which have setbacks of fifteen feet (15') for side yards, and admitted to a slight oversight that Madison County's required setbacks are twenty-five feet (25') for side yards in R-1 districts. He stated that they have tried many different ways of laying out the house on the lot, and due to the shape of the lot, there is not a way to put the house on the lot without requiring a setback variance from Madison County. Mrs. Dossett stated that the driveway of the property to the north is on their property and that would have to be dealt with as well. She said that yes, they will be rather close to the home to the north, but they would be within the HOA requirements. Chairman Madison stated that zoning ordinances are meant to be flexible and every property is different, which is why variances are available, and this petition is one of those cases that would require a variance. Mr. Petrillo asked Mrs. Buncher if there was a variance granted to the property to the north that allowed their driveway to be built partially on the property now owned by Mr. and Mrs. Dossett, to which Mrs. Buncher replied that there were not any variances for that property.

John Kafer, owner of the property on the north side of Mr. and Mrs. Dossett's property, stated that he has sympathy for the difficulty of the lot, but the typical spacing for the neighborhood is well over one hundred feet (100') between houses. He stated their driveway is about four feet (4') onto the property of Mr. and Mrs. Dossett and that their house is right next to the driveway, about thirty feet (30') from the property line. He described how a fifteen foot (15') variance for Mr. and Mrs. Dossett would put about forty-five feet (45') between their homes, which is significantly less spacing than the houses in the rest of the neighborhood and would stand out. He said he believes that Mr. and Mrs. Dossett will regret building a house that close one day because it will stand out. Mr. Kafer also stated that they were unaware of the driveway issues beforehand, and they bought the house from the original owners, who had bought the built house from the contractor. A discussion ensued about the options the Dossett's have and the characteristics of the other properties in the neighborhood.

Unfinished Business:

None.

New Business:

Mr. Michael made a motion to approve Resolution Z19-0020, petition of Beverly Lehnen, and Resolutions Z19-0022 and Z19-0023, petitions of James Baucom, requesting Special Use Permits to continue the placement of a single-wide manufactured home on each of the listed properties. Seconded by Mr. Chapman. Roll-call vote. All ayes. Motion approved.

Mr. Chapman made a motion to approve Resolution Z19-0026, petition of Michael Gillis, requesting a front and side yard setback variance for a proposed modular home. Seconded by Mr. Wesley. Roll-call vote. All ayes. Motion approved.

Mr. Gray made a motion to approved Resolution Z19-0027, petition of Jeffrey and Michelle Dossett, requesting a rear and side yard setback variance for a proposed single-family dwelling. Seconded by Mr. Wesley. Motion approved.

A discussion ensued about the County's responsibility to provide the recycling station roll-offs, the length of time it will take to get the evaluation of the roll-offs finished, and the cost of continuing to provide the roll-offs. Mr. Wesley made a motion to approve an extension of the resolution by one year. Seconded by Mr. Michael. Roll-call vote. All ayes. Motion approved.

Mary Vandevord and Laura Lyon gave a presentation on a feasibility study in support of elevating Cahokia Mounds to a National Designation as the Cahokia Mounds Mississippian Culture National Historical Park. A discussion ensued regarding why this petition was not previously passed, the economic costs and benefits of the project, and the effects of the project on privately owned pieces of land significant to the site. The Planning and Development Committee decided to postpone the discussion until the next meeting after the Finance Committee has discussed the petition.

Mr. Brandmeyer led a discussion regarding the resolution to create an Economic Development Corporation and accompanying bylaws. The Planning and Development Committee decided to take no action on the resolution.

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

Executive Session for Semi-Annual Review of Executive Session Minutes:

Mr. Chapman made a motion to approve keeping the Executive Session minutes closed to the public at this time pending litigation. Seconded by Mr. Wesley. Voice-vote. All ayes. Motion approved.

Administrator's Report:

None.

Adjournment:

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

Meeting adjourned.