

PLANNING AND DEVELOPMENT COMMITTEE MEETING

July 15th, 2014

Members Present:

Bill Meyer
Brad Maxwell
Kelly Tracy
Brenda Roosevelt
Helen Hawkins

Members Absent:

Mick Madison
Jack Minner

Others Present:

Matt Brandmeyer
Derek Jackson
Tom Hawkins
Andi Campbell
Adam Hornberger

ITEMS DISCUSSED/VOTES:

Meeting was called to order by Chairman Bill Meyer.

Brenda Roosevelt made a motion to approve minutes from June 17th, 2014. Seconded by Kelly Tracy. Motion approved. All ayes.

Citizens wishing to address the Committee:

Adam Hornberger addressed the Committee in regard to the petition of CJD E-Cycling, applicant, requesting an amendment to rezone a tract of land from M-1 Limited Manufacturing District to M-2 General Manufacturing District along with a Special Use Permit in order to operate a junk yard and automobile wrecking yard on-site. Mr. Hornberger asked that the committee please not allow a junk yard to locate next to his home. He stated that the area surrounding the proposed site has changed from rural to rural residential with most lots being about three acres. Mr. Hornberger stated that allowing CJD E-Cycling to locate at the proposed site would crush property values. He also expressed concerns such as increased traffic through surrounding neighborhoods, the public dropping items off illegally after hours, and toxic waste being dumped. Mr. Hornberger also stated that they were able to collect 237 signatures in opposition to the petition and that there were 55 people present at the hearing to express opposition. He also stated that he is concerned that CJD E-Cycling will be able to conduct their electronic recycling business under the current zoning classification. Matt Brandmeyer stated that there are a whole range of permitted uses under M-1 Limited Manufacturing

zoning classification and that CJD E-Cycling does have a recycling option with the current property zoning. Mr. Brandmeyer also stated that the applicant has not indicated whether or not they intent to pursue this option.

Old Business:

Brenda Roosevelt inquired about the status of Corey Murphy's business, River Bend Outdoor Services LLC, which was supposed to cease operations after the Lawn Care Text Amendment failed in May. Thomas Hawkins reported that he has observed no activity during any of his site visits, but that the garage doors have been closed each time. Derek Jackson stated that he has been in communication with Andrew Carruthers, Mr. Murphy's attorney. He said that Mr. Carruthers reported that Mr. Murphy has relocated the business to a new site and plans to sell the property located at 3919 Hodge Lane in Alton.

New Business:

Bill Meyer stated that Resolution, Zoning Board of Appeals Findings of Fact, and Recommendations for Z14-0023 would be separated.

Kelly Tracy stated that there have been ongoing issues between the Apostolic Revival Church of Highland and surrounding property owners caused by a security light that the church previously installed. Ms. Tracy stated that she's afraid that the proposed digital sign would cause additional struggles for surrounding property owners, none of whom were able to attend the ZBA Hearing due to scheduling conflicts. She also expressed concerns with the size of the sign, stating that it may cause difficulties getting on to State Route 143 from County Lane and the church parking lot. She stated that the proposed sign is almost twice the size of the existing sign, which is fairly large. Ms. Tracy stated that she believes the sign, as currently proposed, would be detrimental to the area. Brenda Roosevelt stated that she doesn't want to see rural areas littered with LED signs. Matt Brandmeyer stated that the department would reach out to the applicant to try to find a middle-ground between the applicant and surrounding property owners before the next meeting.

Kelly Tracy made a motion to table the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendations for Z14-0023 for one month. Seconded by Brenda Roosevelt. Motion approved. All ayes.

Kelly Tracy made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for June 26th, 2014 for Z14-0025 and Z14-0024. Seconded by Brenda Roosevelt. Motion approved. All ayes.

Kelly Tracy made a motion to approve the Refund Request on file PS14-0084 for Andrew Springer. Seconded by Helen Hawkins. Motion approved. All ayes.

Brenda Roosevelt made a motion to approve the Purchase Order Report. Seconded by Kelly Tracy. Motion approved. All ayes.

Administrator's Report:

Matt Brandmeyer spoke about the upcoming I-55 Corridor Plan Public meeting at the Liberty Middle School Auditorium on July 23rd, 2014 at 7 p.m. Mr. Brandmeyer stated that the zoning boards and planning commissions from Edwardsville, Glen Carbon, and Madison County had been invited. He explained that purpose of the meeting was to go over the process and proposal for the I-55 Corridor with the public and that letters of invitation had been mailed to approximately 400 surrounding property owners.

Matt also informed the committee that the Environmental Lab will be closing, effective immediately. He said there were several factors that led to the decision and overall it was pretty clear on what action needed to be taken. He said lab staffing provided an opportunity for a change. He said that Dennis Busiere, the lab's longstanding director, announced his retirement in July. Also, since last fall, a lab tech has been on medical leave and will not be coming back. The other lab tech can become a private sewage inspector, which the department needs. He said the second element is the condition of lab equipment and meeting state requirements. Matt said that much of the equipment was old and in poor condition which made it harder to pass state inspections. He said that this caused the lab to stop potable water testing earlier this year. He said in order to continue operations a substantial capital investment would need to be made in the lab. Matt said another reason is the availability of lab services in and around Madison County. Another reason for the closure is the lab was originally established because testing facilities were not available in the county. However, over the years a few private labs have opened and can provide the service; so, it's no longer a necessary government function. Lastly, Matt said they reviewed cost impacts to water and sewer districts. He said the county's lab discounted testing services for public districts, and without this subsidy, the districts will pay around 50% more at privately-owned lands. He said that on average the districts will pay between \$500 and \$1,000 extra a year for wastewater testing. He said that while the savings may have an impact on the districts, from an overall cost/benefit standpoint, it was hard to justify continued operations of the lab.

Adjournment:

Kelly Tracy made a motion to adjourn the meeting. Seconded by Brenda Roosevelt. Motion approved. All ayes.

Meeting adjourned.