

PLANNING AND DEVELOPMENT COMMITTEE MEETING

September 4th, 2014

Members Present:

Bill Meyer
Jack Minner
Brad Maxwell
Kelly Tracy
Brenda Roosevelt
Helen Hawkins
Mick Madison

Members Absent:

None

Others Present:

Tom Hawkins
Derek Jackson
Leah Dettmers
Andi Campbell

ITEMS DISCUSSED/VOTES:

Meeting was called to order by Chairman Bill Meyer.

Brenda Roosevelt made a motion to approve minutes from August 19th, 2014. Seconded by Mick Madison. Motion approved. All ayes.

Citizens wishing to address the Committee:

None

Old Business:

None

New Business:

Derek Jackson and Mick Madison spoke in regard to the petition of Ronald D. Faccin, owner of record, by applicant Marc VanderWeele, requesting a Special Use Permit in order to operate a bar on site. Mr. Jackson stated that the property was previously used as a bar and that no one spoke in opposition to the bar at the public hearing conducted on August 28th, 2014. Mr. Jackson also stated that the bar would operate four (4) video gaming machines as well. Mick Madison stated that the establishment would function as a restaurant as well as a bar.

Brenda Roosevelt made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for zoning file Z14-0031. Seconded by Jack Minner. Motion approved. All ayes.

Mick Madison stated that the owners of the bar did not realize that they were required to apply with the County for a Special Use Permit in order to operate a bar, and that the current application process takes too long. Mr. Madison recommended that if an existing business changes hands, but not use, they should only be required to seek approval from the Planning and Development Committee and bypass County Board in order to expedite the process. Kelly Tracy stated that Mr. Madison's proposal could create legal problems, but perhaps he could come up with a proposal to expedite the application process in a manner consistent with state law.

Tom Hawkins stated that he's seen some operators lease the business to a new owner as a way around the process. Jack Minner stated that he understands it can be frustrating to have to wait to get a business underway, but that a month is not an extremely long period of time. Mr. Jackson stated that, per the ordinance, we have to give a fifteen-day public notice, and that this, coupled with the other committees the request will have to go before, extends the wait period.

Derek Jackson stated that we used to process about 150 zoning hearing a year, and that we are currently down to about fifty. He stated that this is a direct result of the changes the department has made over the past few years in deregulating certain items the department felt overbearing or useless. Mr. Jackson also stated that the department has been looking into ways to expedite the process, but it is bound by state statutes and the Madison County Ordinance.

Mick Madison made a motion to approve the Acceptance of Streets into Township Highway Maintenance System for Wildlife Trail in Saline and North Nine Drive in Hamel. Seconded by Kelly Tracy. Motion approved. All ayes.

Tom Hawkins said that the Community Development Dept. is requesting a \$50,000 grant in order to improve the drainage in Eagle Park as the ditches are not adequate to handle the amount of rainfall in the area. The original \$50,000 was supposed to cover the digging and placement of dirt, as it had not yet been disclosed that there was still a large lead problem. Mr. Hawkins stated that no one can improve the ditches currently, as they are heavily contaminated with lead. Mr. Hawkins explained that the Resolution would authorize the Planning and Development Department to fund the additional cost of handling and disposing of the lead-contaminated dirt.

Brenda Roosevelt made a motion to approve the Resolution authorizing additional funds to the Eagle Park Drainage Project. Seconded by Jack Minner. Motion approved. All ayes.

Leah Dettmers requested approval to dispose of chemical in the environmental lab, which recently close. She said a proposal was submitted by Heritage, which is an IEPA approved disposal firm located in Wood River. Mrs. Dettmers stated that clean-up would be done after hours, when the public is not present. Mr. Hawkins stated that the SIUE Engineering Department has photographed the lab equipment to see if any can be sold or donated.

Jack Minner made a motion to approve the Purchase Request for Lab Hazardous Materials Disposal. Seconded by Helen Hawkins. Motion approved. All ayes.

Administrator's Report:

Mr. Jackson stated that CJD E-Cycling has purchased the Kleuter Brother property and will move forward as an electronic recycling business without the auto scrapyard.

Helen Hawkins inquired about Paul Thornton's scrap yard. Tom Hawkins stated that there was a police raid on the property that found \$30,000 worth of stolen cruise ship china and that the operation is still under investigation. Mr. Hawkins stated that Mr. Thornton has a \$4,700 outstanding fine that is being turned over to Dean Sweet in the State's Attorney's Office for collections.

Derek Jackson stated that he and Andi Campbell have two text amendments going before the Zoning Board of Appeals, one addressing home occupation and one addressing animal regulations within the county that we hope to have before the committee by October.

Helen Hawkins wanted to thank Steve Brendel on the record for addressing the issues some of her constituents have been having with beavers and muskrats in Dobrey Slough. He was able to contact the appropriate party to address the situation.

Adjournment:

Kelly Tracy made a motion to adjourn meeting. Seconded by Brad Maxwell. Motion approved. All ayes.

Meeting adjourned.