

**Madison County Plan Commission Meeting
June 29, 2016**

Members Present:

Todd Shaw
Mike Busch
Lori Daiber
Charlie Yancey
Matt Pfund
Megan Riechmann
Kelly Simpson
Kevin Limestall

Members Absent:

Don Grimm

Others Present:

Matt Brandmeyer
Toni Corona
Derek Jackson
Stephen Ibendahl
Andi Campbell Yancey
Breana Lamb

Call of Meeting to Order:

Chairwoman Lori Daiber called the meeting to order at 6:00 pm.

Approval of Minutes:

Mike Busch made a motion to approve the minutes from April 19, 2016. Seconded by Charlie Yancey. Voice vote. All ayes. Motion approved.

Citizens Wishing to Address the Commission:

None.

Old Business:

None.

New Business:

Stephen Ibendahl presented a PowerPoint presentation to the Commission. * He began his presentation by giving a short recap of the April 19, 2016 meeting. During the recap, Stephen discussed the stakeholder meetings that took place in spring and summer of 2015, explaining the process and identifying some of the key takeaways. Stephen also explained that the purpose of the stakeholder engagement meetings was to identify key, countywide issues and priorities, build awareness that the County is updating the comprehensive plan, and to receive citizen feedback on potential themes and areas of focus for the plan. Stephen then briefly discussed demographic, population, and development trends that were covered at the previous meeting, explaining that Madison County is a slow-growth region. He also briefly touched on current comprehensive plan trends.

*Please note that copies of the PowerPoint Presentation are available upon request. Inquire with Andi Yancey from the Planning and Development Department.

Stephen moved on from the meeting recap to discuss the results from the Plan Commission survey. Stephen stated that some of the most prevalent responses for why people enjoy living in Madison County were location (proximity to St. Louis), access to services, education, and the County's "small town feel". Stephen explained that the major growth and development concerns revealed through the survey included increased traffic congestion, infrastructure maintenance and funding, increase in flooding and stormwater issues, increase in vacant or underutilized lots, and a higher cost of living. Stephen presented each of the survey questions and responses and discussed their implications on comprehensive planning, especially in regard to forming goals and objectives and determining the scope of the plan.

Following the survey discussion, Matt Brandmeyer discussed private sewage within the County. Matt explained that he had hoped to have some additional maps and data for the Commission, but that there was a delay due to the difficulty in collecting and analyzing such a large amount of data. Matt stated that the department is attempting to collect and map every private sewage complaint generated within the County. He explained that there are over 40,000 private sewage systems located within Madison County, and that some of the decisions made in the past have led to some big issues that the County is currently trying to overcome. Matt presented several examples of subdivisions with private sewage and drainage issues. Matt explained that inadequate lot sizes, high water tables, outdated and undersized systems, and lack of homeowner education on system maintenance have contributed to many of the challenges we now face. He also touched on some of the issues presented by common collector lines, which are now prohibited, and poor drainage infrastructure within established subdivisions.

Matt stated that oversight for private sewage systems is completely complaint driven, so many issues are never discovered. He stated that in some instances, private sewage problems were causing homes in the County to depreciate in value, which is the last thing we want since one of the goals of planning is to preserve and improve property values. Matt moved on to discuss a lack of alternatives, explaining that there is a demand for growth in areas of the County but development should be pushed toward municipalities where public sewers can be provided. Matt stated that 30-40% of new homes are being built in the County, and, as it stands, the County is competing with municipalities which has a negative impact on their revenue funds. Matt explained that the current pattern of growth, with its dependence on private sewage, is simply not sustainable.

Matt asked Toni Corona, Director of the Madison County Health Department, if she had anything to add. Toni talked about the effects of 500 gallons of treated effluent discharge (that's assuming it's treated, if the effluent is not treated properly it could be raw sewage). Toni stated that the effluent causes many nuisances and is the perfect breeding ground for disease-spreading mosquitos. Matt stated that he would have additional data within a few months for the Commission to review. Matt concluded by stating that while private sewage is a problem within the County, not *all* private sewage is bad, but that it must not be used as an avenue for unincorporated growth. Megan Riechmann added that she thinks part of the solution is owning the knowledge of where we live and the quality of soil in which many of these systems are being placed, explaining that many of these soils do not drain well.

Stephen Ibendahl moved the presentation forward to discuss growth management best practices. Stephen explained preemptively that many of the growth management practices he would be discussing may not be appropriate for the County, but he wanted to give an overview of what other areas are doing to manage growth. Stephen divided the growth practices into three categories: voluntary, state growth regulations, and local regulations. Stephen introduced Urban Growth Boundaries, Transfer of Development Rights, Conservation Easements, Concurrency/Adequate Public Facilities, and Land Use Controls as means of guiding and managing growth. Stephen explained that UGB's were probably the least applicable to the County while Land Use Controls were the most common means of managing growth. Stephen moved on to discuss existing policies and regulations within unincorporated Madison County, comparing and contrasting Madison County's practices to those of other Illinois counties. Matt stated that Kane and McLean County are doing a great job at managing growth, strongly discouraging growth in unincorporated areas and supporting their municipalities. Stephen stated that Kane County issues only 5 single-family dwelling permits per year while McLean County issues 10 single-family dwelling

permits per year, and Madison County issues around 150 new home permits per year. Matt explained that McLean and Kane Counties lower permit number was not due to a lack of demand within these counties, but rather the outcome of good growth management on their part.

Stephen then introduced the scope and goals and objectives of the Comprehensive Plan. He explained that the scope of the plan would include promoting municipal growth and investment, limiting premature rural development, addressing stormwater issues and infrastructure needs, addressing decline in existing neighborhoods, planning for transportation needs, planning for economic development, supporting municipal cooperation – including their comp plans, and limiting rising costs for infrastructure and community services among other things. Stephen moved on from the scope to discuss goals and objectives, explaining that one of the weaknesses of the current comp plan is the sheer number of goals and objectives and lack of hierarchy among those items. Stephen stated that for a plan to be effective, you really must have a hierarchy of goals and a clear idea of where the focus is. Stephen concluded by laying out the next steps, stating that we'd have a stakeholder meeting in July to touch base with those individuals and let them know where we're at in the process and what the scope of the plan is looking like at this point. Stephen stated that we'd discuss the stakeholder meeting and initial goals and objectives at the following meeting on August 24, 2016.

Administrator's Report:

None.

Adjournment:

Mike Busch made a motion to adjourn the meeting. Seconded by Megan Riechmann. Voice vote. All ayes. Motion approved.

Meeting adjourned.