

**Planning and Development Committee
Minutes
September 19, 2016**

Members Present:

Bill Meyer
Brad Maxwell
Jack Minner
Kelly Tracy
Robert Pollard
Brenda Roosevelt
Helen Hawkins

Members Absent:

None

Others Present:

Matt Brandmeyer
Derek Jackson
Andi Yancey
Breana Lamb
Linda Knogl
Stephen Heflin
Dan and Beth Hellrung
Kim and Joan Ketcham
Mike and Tina Murray

Approval of Minutes:

The meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve the minutes from August 15, 2016. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Planning Coordinator's Report:

Derek Jackson updated the Committee on the two items that had been tabled at the August meeting. The updates included additional public opposition and amended conditions of approval for zoning petition Z16-0063 and clarification on the setback distance and property line location for zoning petition Z16-0058.

Robert Pollard inquired why KSEM had decided on the proposed locations. The Ketchams stated that the topography of the property along with the slope of the land make the proposed location ideal for stormwater runoff and site construction.

Derek also updated the Committee on an emergency mobile home placement that was granted in September of 2015. Derek stated that the fire-destroyed dwelling had been rebuilt and that the mobile home had been removed from the property. Derek then introduced Blackjack Acres Phase II – a minor subdivision. Derek fielded questions from the Committee regarding the zoning and subdivision requests.

Citizens Wishing to Address the Committee:

Joan Ketcham, president of KSEM, disputed claims put forth in a letter of opposition from adjoining property owner Kenneth Porter. Mrs. Ketcham also stated that the company had not been cited for any EPA violations.

Kim Ketcham spoke to the proposed location of the new structure and the general site plan. Mr. Ketcham also discussed some of the existing conditions on the property. Mr. Ketcham stated that in his line of business, they manufacture and distribute sheep handling equipment. Mr. Ketcham explained that they are out of space at their current location.

Joan Ketcham stated that the new location will make storing and maneuvering their semi-trucks much easier, keeping the trucks off the road during loading and unloading – avoiding a traffic hazard.

Helen Hawkins inquired how many semi-trucks would be kept on the property.

Kim Ketcham stated that he owns four (4) semi-trucks, which are kept at the property unless they are actively delivering equipment at the time. As far as delivery trucks, Mr. Ketcham stated that he has at least one truck a week, and as many as two or three during busy periods.

Kelly Tracy stated that if she had purchased the property adjacent to the Ketcham's, she would not have expected a welding shop to be established in the vicinity. Ms. Tracy stated that locating a welding shop in such close proximity to a residential area will cause problems with the neighbor. Ms. Tracy stated that she does, however, understand his predicament with land grade on the property.

Matt Brandmeyer stated that guttering and downspouts need to be taken into consideration, explaining that they could mitigate some of the challenges associated with the slope of the property.

Kelly Tracy reiterated her concerns about the proposed structures proximity to the residential dwelling to the north, stating that it would make more sense to locate the proposed business closer to their dwelling than the neighbors'.

Joan Ketcham restated concerns with drainage and water due to the lay of the land, explaining that the proposed location is the flattest ground on the property. Mrs. Ketcham also stated that this is the most favorable location because the utilities and the driveway are already there.

Linda Knogl addressed the committee on behalf of residents located in Tank Town and the Breckenridge area, voicing concerns that she has with warehouse and roadway development in the floodplain. Ms. Knogl submitted a petition for the record, which was signed by several area residents and addressed concerns surrounding flooding and drainage issues within the area. Ms. Knogl stated that warehouse development has had a negative impact on the rainwater drainage in the area, explaining that several residents had experienced sewer backups in their homes. Ms. Knogl also spoke to the immense need for maintenance of ditches, channels, and drainage ways in the area. Ms. Knogl submitted a letter and petition for the record and read the letter aloud to the committee.

Helen Hawkins said that much of what Ms. Knogl was addressing is taking place in her county board district, stating that we need to take a look at the future implications.

Dan Hellrung, property owner at 85 W. Lake Drive in Troy, spoke in opposition to Z16-0058, a request for a variance in order locate a detached garage one foot from the south property line instead of the required five feet. Mr. Hellrung submitted a letter for the record, which he read to the Committee, detailing what he considered to be equitable compromises to Mr. Murray's variance request to be 1 foot from their shared property line. Mr. Hellrung explained that they were concerned with drainage and whether portions of the structure may hang over onto their property. Mr. Hellrung also expressed concerns that the structure could create a challenge once it's time to sell his property.

Steve Heflin, an adjacent property owner to the Ketchams, stated that if Mr. Ketcham were to move to the building south of the proposed location, he would experience adverse stormwater drainage effects on his property.

Mike Murray spoke on behalf of his variance request, Z16-0058. Mr. Murray stated that he was aware Mr. Hellrung had some concerns with the one (1) foot setback and that he's kind of adjusted stuff by increasing the setback distance to 28 inches. Mr. Murray stated that he'd like to keep the front of the detached garage flush with the front of his house and that the natural characteristics of his property limit his options. Mr. Murray explained that he would be moving the existing shed to the other side of the property and briefly discussed a property line dispute.

Robert Pollard inquired why Mr. Murray could not do a 20'x36' building.

Mr. Murray stated that his attached garage is 20' wide and that once a vehicle is located in the garage, there is really no room to do anything.

Old Business:

Jack Minner made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation with staff-amended conditions for petition Z16-0063. Seconded by Helen Hawkins. Roll call vote. Jack Minner and Helen Hawkins voted aye. Robert Pollard, Kelly Tracy, Brad Maxwell, and Brenda Roosevelt voted nay. Motion failed to pass. Special use permit request denied.

Brenda Roosevelt made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for petition Z16-0058. Seconded by Jack Minner. Roll call vote. There were no ayes to the motion. Robert Pollard, Kelly Tracy, Brad Maxwell, Brenda Roosevelt, Jack Minner, and Helen Hawkins voted nay. Motion failed to pass. Variance request denied.

New Business:

Brad Maxwell made a motion to approve Blackjack Acres Phase II – Minor Subdivision Plat. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Helen Hawkins made a motion to approve a Resolution Authorizing Supplemental Environmental Grants FY 2016. Seconded by Kelly Tracy. Roll call vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve the Purchase Order Report. Seconded by Helen Hawkins. Roll call vote. All ayes. Motion approved.

Administrator's Report:

Derek Jackson made the Committee aware of a free upcoming event for citizen planners sponsored by the APA and briefed the Committee on upcoming zoning hearings.

Matt Brandmeyer updated the Committee on S&K Repair Services. He said the zoning issues were sent to adjudication for review, and he expects to have an order from the Hearing Officer in a few weeks. Matt said Stunkel submitted an application for the fill project to IDNR. He said IDNR rejected the proposal to partially remove the fill and have asked Stunkel's engineer to provide a revised proposal. Matt said that it's likely IDNR is going to require removal of all the fill.

Matt then informed the Committee of the progress made in our comprehensive planning process, stating that the second phase is now complete, and he will be seeking bids for the completion of the plan. Matt said the Plan Commission will have a recommendation to hire a consultant by the Committee's November meeting. He said the resolution would go to the County Board in December after the new budget is in effect.

Matt concluded by updating the Committee on the American Bottom Watershed Plan and updated FEMA floodplain maps. He said they are holding open houses in Granite City and Pontoon Beach at the end of the month. Matt said he's working with municipalities on the updated FEMA maps. He said there are structures shown in the floodplain in the new maps that weren't shown in the previous maps. Matt said they are assembling information to check the accuracy of the maps and will send a request to FEMA to make changes as needed.

Adjournment:

Jack Minner made a motion to adjourn the meeting. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Meeting adjourned.