

PLANNING AND DEVELOPMENT COMMITTEE MEETING

March 16, 2015

Members Present:

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

Members Absent:

Brenda Roosevelt

Others Present:

Matt Brandmeyer
Tom Hawkins
Derek Jackson
Kim Petzing
Brian Byrd

Approval of Minutes:

Meeting was called to order by Chairman Bill Meyer.

Kelly Tracy made a motion to approve the minutes from January 20, 2015. Seconded by Helen Hawkins. Motion approved. All ayes.

Planning Coordinator's Report

Derek Jackson spoke about Kathy Poletti's petition (Z14-0036) to rezone a 37.47 acre tract of land from "A" Agriculture to "R-1" Single Family Residential in order to develop Chapel Hill Subdivision. Mr. Jackson explained that the petition was tabled during the January 20, 2015 Planning & Development Committee meeting due to safety concerns with the lot configuration near the Maple Grove Road and Staunton Road intersection. Mr. Jackson stated that the project engineer, Marsha Mallard, met with staff to address these concerns. The updated proposal combined with a new 3-way traffic stop put in at the intersection quelled the Committee's safety concerns.

Mr. Jackson also presented the Committee with a summary of the Zoning Board of Appeals Findings of Fact and Recommendations for March 5, 2015 for files Z15-0028 and Z15-0011. Mr. Jackson explained that file Z15-0028 was a petition by Netemeyer Engineering requesting variances in order to create a tract of land that will be twenty-six (26) feet wide at the front yard setback line instead of the required 150 feet and to create a separate tract of land that will have 32.62 feet of road frontage instead of the required 40 feet. He also stated that the applicant is simultaneously submitting a minor subdivision plat to the Committee

pending the approval of the two variances. Mr. Jackson then spoke in regard to Z15-0011, a petition by Brian Byrd requesting a reduced accessory building setback. He explained that the applicant's original request was to locate an addition to an existing accessory building that would be ten feet from the east property line instead of the required fifteen, but that during the on-site hearing conducted on January 29, 2015, an adjoining property owner expressed concerns that the building was less than ten feet from the property line. Due to the nature of the variance request, staff requested that the applicant resubmit a site plan that identifies the exact distance between the structure and the east property line. It was determined that the building was 5.72 feet from the east property. Upon discovering the distance was less than originally advertised, staff requested that the applicant resubmit a new application requesting to be 5.72 feet from the east property line instead of the required fifteen (15) feet and scheduled a hearing for March 5, 2015. Due to further slope issues on the property, Mr. Byrd decided to move the accessory building addition to another portion of the building and the petition was amended on-site at the March 5 hearing to request an accessory building setback of 13.26 feet instead of the required fifteen for the existing accessory structure.

Mr. Jackson also presented two minor subdivision plats awaiting Committee review and approval: Lake View Estates at Schuster Road and Spanker Branch Estates. Mr. Jackson stated that the three lots in Lake View Estates at Schuster Road surpass the two acre lot size minimum and will require subsurface private sewage systems once developed. Mr. Jackson stated that Spanker Branch Estates is a two lot minor subdivision and that the owner intends to sell one, 2 acre lot for a dwelling while continuing to row crop the second, 30 acre lot. Mr. Jackson stated that both subdivision proposals comply with the Comprehensive Plan as well as the I-55 Corridor Plan.

Old Business:

Kelly Tracy made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for file Z14-0036. Seconded by Jack Minner. Motion approved. All ayes.

New Business:

Kelly Tracy made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for March 5, 2015. Seconded by Jack Minner. Motion approved. Voice vote. All ayes.

Jack Minner made a motion to approve Lake View Estates at Schuster Road – Minor Subdivision Plat. Seconded by Kelly Tracy. Motion approved. Voice vote. All ayes.

Jack Minner made a motion to approve Spanker Branch Estates – Minor Subdivision Plat. Seconded by Kelly Tracy. Motion approved. All ayes.

Kim Petzing, Green Schools Coordinator, spoke about the Green Schools Environmental Grant. Ms. Petzing stated that we had three schools apply for funding this year, Trinity Lutheran in Edwardsville, William Bedell in Wood River, and North Elementary in Alton.

Jack Minner made a motion to approve the Resolution Authorizing the Green Schools Environmental Grant FY2015. Seconded by Helen Hawkins. Motion approved. Roll call vote. All ayes.

Matt Brandmeyer explained that the contract with Heartlands Conservancy was essentially renewing our retainer with Heartlands Conservancy, as the department has done for years. Mr. Brandmeyer stated the

work they will be doing for the department is similar to the work they've done in the past, but this year they will be devising plans for Canteen Creek and Indian Creek. Mr. Brandmeyer stated that the majority of funding for the project is coming from a grant through the U.S. Army Corps of Engineers.

Kelly Tracy made a motion to approve a Resolution to Award Heartlands Conservancy a Contract for Stormwater Policy and Floodplain Management. Seconded by Robert Pollard. Motion approved. Roll call vote. All ayes.

Kelly Tracy made a motion to approve the Acceptance of Streets into the Township Highway Maintenance System for Lost Bridge Road and Wild Flower Road in Foster Township and Aidan Way in Jarvis Township. Seconded by Helen Hawkins. Motion approved. Voice vote. All ayes.

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

Administrator's Report:

Matt Brandmeyer said that the ZBA held a public hearing for the I-55 code on Thursday, and Edwardsville would hold their hearing later today. He said Glen Carbon's hearing will be on Thursday. He said at the ZBA's hearing around 150 people attended and 30 spoke. He said most of the feedback received at the hearing was about density. He said people also spoke about the potential for low-income development, but also said they don't want architectural requirements. Matt said the partner communities will have a lot of work to do. He said he would be at the hearing tonight and see what else is addressed, and he'll report back.

Adjournment:

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

Meeting adjourned.