

PLANNING AND DEVELOPMENT COMMITTEE MEETING

April 13, 2015

Members Present:

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

Members Absent:

None

Others Present:

Matt Brandmeyer	Mitch Bair	William R. Lyles	Liz Dalton
Tom Hawkins	Larry Trucano	Diana Howard	Mike Staub
Derek Jackson	Leonard Metzger	Gail Declue	Judy Staub
Leah Dettmers	Sharon Griffith	Elizabeth Scrafford	Chris Krusa
Andi Yancey	Laura Metzger		

Approval of Minutes:

Meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve the minutes from March 16, 2015. Seconded by Kelly Tracy. Motion approved. All ayes.

Planning Coordinator's Report

Derek Jackson presented the Committee with a summary of the Zoning Board of Appeals Findings of Fact and Recommendations for March 26, 2015 and April 2, 2015 for files Z15-0032, Z15-0039, Z15-0033, Z15-0021, Z15-0040, Z15-0035, and Z15-0034 and fielded questions from the Committee regarding said hearings.

Mr. Jackson also presented three subdivision plats to the Committee: Eddie Berns Subdivision, a minor subdivision plat, Chapel Hill Subdivision, a preliminary subdivision plat, and Chapel Hill Subdivision Phase 1, a final subdivision plat.

Citizens Wishing to Address the Committee

Several citizens spoke against the petition of Gail Declue, zoning file Z15-0021. Ms. Declue's request includes a special use permit in order to raise chickens and goats on the property, a Variance in order to have eleven (11) hens instead of the allowable five (5), a Variance in order to locate a chicken coop 8.5 feet from the

east property line instead of the required 20 feet, a Variance in order to locate chicken run 15.75 feet from the east property line instead of the required 20 feet, and a Variance in order to have an accessory building used to shelter horses that will be 19 feet from the east property line instead of the required 50 feet.

Leonard Metzger, property owner at 8 Wheat Ridge, stated that Ms. Declue's petition would cause adverse visual, noise, and odor impacts on surrounding properties. William Lyles, adjoining property owner to the north at 8 Wheat Ridge, spoke against Ms. Declue's petition, stating noise and odor concerns. Mr. Lyles also stated that Ms. Declue should have received the proper permitting prior to installing the chicken and goat runs and obtaining the animals. Laura Metzger, property owner at 10 Wheat Ridge, also spoke against Ms. Declue's petition, stating that the petition may adversely affect property values in the area. Mitch Bair, Director of Community Development for Collinsville, stated that the City of Collinsville is opposed to Ms. Declue's petition because they believe it is having adverse impact on the area's property values. Mr. Bair also stated that the uses requested are too agricultural for a rural residential setting. Mike Staub, adjoining property owner to the east, spoke in favor of Ms. Declue's request. Mr. Staub stated that the chickens and goats are located within twenty feet of his property and he has not been bothered by noise or odor. Diana Howard, 2 Wheatfield Court, also expressed concerns that Ms. Declue's petition would have a negative impact on property values in the area and stated that the animals cause noise and odor nuisances. Ms. Howard also expressed animal welfare concerns. Liz Dalton, District 28 County Board Member, also spoke in opposition to Ms. Declue's petition. Ms. Dalton stated that Wheat Ridge Subdivision is one of the nicer subdivisions within Collinsville and that Ms. Declue's petition request is not with the residential character of the subdivision and will deplete property value in the area. Larry Trucano, District 29 County Board Member, recommended a compromise by lowering the number of chickens requested to five and implementing a manure and odor mitigation system. Gail Declue spoke in favor of her petition and described the process by which she eliminates manure from the property for odor mitigation. Ms. Declue further described how she cares for the animals and what she does to minimize their impact.

Old Business:

None

New Business:

The Committee separated Z15-0021, the petition of Gail Declue, from Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for March 26, 2015.

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for March 26, 2015 and April 2, 2015, excepting of Z15-0021. Seconded by Kelly Tracy. Motion approved. Voice vote. All ayes.

Helen Hawkins made a motion to table Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for Z15-0021 until the following Planning and Development Committee meeting. Seconded by Robert Pollard. Motion approved. Voice vote. Jack Minner, Helen Hawkins, Kelly Tracy, and Robert Pollard voted in favor of the motion. Brenda Roosevelt and Brad Maxwell voted in opposition to the motion.

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

Brenda Roosevelt made a motion to approve Chapel Hill Subdivision – Preliminary Subdivision Plat. Seconded by Brad Maxwell. Motion approved. All ayes.

Brenda Roosevelt made a motion to approve Chapel Hill Subdivision Phase 1 – Final Subdivision Plat – pending review and approval by the City of Troy. Seconded by Brad Maxwell. Motion approved. All ayes.

Leah Dettmers, Sustainability Coordinator, spoke about the Madison County Sustainability Grant. Ms. Dettmers stated that the department received twenty-nine applications for funding this year with eighteen applicants being approved. Ms. Dettmers stated that applications were denied due to ineligibility of the expenditures or because the municipality had already received the maximum 5-year allocation.

Jack Minner made a motion to approve a Resolution Authorizing the Madison County Sustainability Grant FY2015. Seconded by Brenda Roosevelt. Motion approved. Roll call vote. All ayes.

Brenda Roosevelt made a motion to approve a Resolution Authorizing the Demolition of Unsafe Buildings and Structures. Seconded by Kelly Tracy. Motion approved. Roll call vote. All ayes.

Matt Brandmeyer discussed the Purchase Request for the SLU Center of Sustainability Intern, explaining that the department has decided to hire a graduate intern for the duration of their two year program as opposed to semester-to-semester agreements. The funding will remain the same and the cost of the intern will be spread over the two year period.

Brad Maxwell made a motion to approve the Purchase Request for the SLU Center of Sustainability Intern. Seconded by Kelly Tracy. Motion approved. Roll call vote. All ayes.

Matt Brandmeyer explained that the Sierra Club has requested that the Planning and Development Department provide a letter in support of the proposed coal ash pond rules for the State of Illinois and provided multiple options for moving forward.

Chris Krusa and Elizabeth Scrafford, Sierra Club volunteers, discussed some of the issues surrounding coal ash ponds and why it is problematic not to have rules in place on the disposal of coal ash.

Jack Minner made a motion to have Matt Brandmeyer provide a letter in support of the proposed coal ash regulations on behalf of the Planning and Development Department. Seconded by Brenda Roosevelt. Motion approved. Voice vote. All ayes.

Matt Brandmeyer and Leah Dettmers discussed the request from Republic Services, waste haulers, to provide comment on the proposed Caseyville transfer station. Mr. Brandmeyer explained that Republic Services and the City of Fairmont City have brought suit against Caseyville and the company proposing the new transfer station claiming that they did not go through the proper permitting and public notice procedures. Mr. Brandmeyer also stated that the transfer station proposal is not compatible with Madison and St. Clair Counties' Solid Waste Plan. Ms. Dettmers stated that the landfills currently located within the county have a twenty year capacity and that the new transfer station is not necessary. Mr. Brandmeyer stated that Republic would like the Department to file an amicus brief outlining our opposition to the transfer station. The Committee decided that if St. Clair County pursues the matter, Madison County will consider the request.

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 said that the department has received a written request to add wedding reception venue use to the agricultural zoning district. He said it could be added as a special use and include restrictions, which would provide oversight, but he said depending on the location there could be negative impacts. He said this would include traffic, noise, and general proximity issues. He also said there are existing venues in town that could potentially lose business. He asked if the Committee was amenable to adding the use for which there were no objections.

Adjournment:

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

Meeting adjourned.