

**Planning and Development Committee
Minutes
May 16, 2016**

Members Present:

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

Members Absent:

None

Others Present:

Matt Brandmeyer
Derek Jackson
Andi Yancey
Breana Lamb
Richard Sturgill
Phillip Dean
Tony Newton
Caleb Ogden
Richard Hayes
Barbara Hosto-Marti

Approval of Minutes:

The meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve the minutes from April 18, 2016. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion approved.

Planning Coordinator's Report:

Derek Jackson presented Zoning Board of Appeals Findings of Fact and Recommendations for the April 28, 2016 zoning hearings, updated the Committee on Richard Sturgill's sign variance request (Z16-0020), and presented Labrador Run, a two lot minor subdivision, to the Committee. Derek showed photos of Richard Sturgill's LED sign taken during the day and at night and one video of the sign. Derek also updated the committee on Tony Newton's request for an amendment to the "B-5" Planned Business District (Z16-0031), stating that there was a significant amount of both support and opposition to the request. Derek also explained that the parking plan for the tasting room had changed from what was originally submitted and will now require a 6-foot solid board screening from the residential property to the north and that no video game gambling would be permitted on the premises. Derek fielded questions from the Committee pertaining to the hearing petitions and subdivision request.

Citizens Wishing to Address the Committee:

Richard Sturgill, business operator at 9975 State Route 140, stated that he was willing to answer questions regarding his request to place an LED sign at the site. Brenda Roosevelt inquired whether we had discussed the possibility of dimming the sign's light at night. Mr. Sturgill stated that there is no way to dim the sign that he is aware of. Mrs. Roosevelt then asked about the possibility of turning the sign off during closed hours. Mr. Sturgill stated that he could not see the point in that as the sign was used for advertisement. Kelly Tracy stated that she had received three or four phone calls concerning the sign. Ms. Tracy stated that she is glad to see the background changed to black, but that she would be interested in exploring the possibility of turning the sign off from 10pm to 5am. Richard Sturgill stated that the sign sits at a 45 degree angle, making the light less

“pronounced”. Mr. Sturgill stated that there are 25 or 30 signs similar to his between Hamel and Bethalto and those are not turned off at night. Mr. Sturgill stated that he sees no issues with the sign.

Tony Newton spoke on behalf of his request for an amendment to the “B-5” Planned Business District in order to allow a tasting room accessory to the existing distillery operation. Mr. Newton inquired whether anyone had taken the tour at the Mastermind Distillery, and explained that what he and his partners are proposing is a very similar operation. Mr. Newton explained that guests at the distillery would receive educational information on the product and a tour of the facility and then have the opportunity to sample the product at the end of the tour. Mr. Newton explained that they’re requesting a tasting room in order to help get the word out about the product without going through a distributor. Brenda Roosevelt inquired how many people would be present for each tour/sampling. Tony Newton stated that there would be 6-8 guests at a time. Mr. Newton stated that the proposed hours of operation are Tuesday through Friday from 2pm to 8pm and Saturdays from 12pm to 8pm. Bill Meyer asked whether the operation would be conducted by appointment. Mr. Newton stated that the tours would be conducted by appointment. He also spoke to the level of expertise among him and his partners with regards to ethanol. Brad Maxwell asked how long the tours would be. Mr. Newton stated that the tours would take about 45 minutes to an hour.

Phillip Dean spoke on behalf of his request for a SUP for a personal dog kennel. Mr. Dean stated that he and his family were planning to move back home to Illinois from Indiana in order to be near family. Mr. Dean stated that, after some research, he and his wife determined that they would need to seek a SUP in order to keep their family dogs upon moving to Madison County. Mr. Dean stated that the dogs are first and foremost their pets. Mr. Dean explained that the dogs are also the family’s primary hobby as they show and breed their dogs and participate in agility and performances. Mr. Dean stated that their pack had grown to 13 dogs due to the fact that they do not get rid of their dogs once they retire, they keep them. Mr. Dean explained that he and his family try to keep the number of dogs they own closer to 10 at any point in time. Mr. Dean explained that the reason they requested to have 15 dogs on the property was to accommodate the flux of dogs following a litter of puppies until they manage to home the puppies. Mr. Dean submitted an image and floor plan of the dwelling they’re proposing for the site (attached), which includes a separate garage area for the kennel location – although the dogs would spend the majority of their time in the home. Mr. Dean stated that the kennel would be used for instances when the entire family was out. Brenda Roosevelt asked how much time the dogs spend outside. Mr. Dean stated that the dogs are let out approximately 5 times per day for about 30 minutes each time, explaining that they are never left outside unattended and are kept inside overnight. Mr. Dean also asked the Committee to reconsider the ZBA’s condition restricting the breeds of dog permitted, stating that they may wish to one day own another breed of dog. Mr. Dean stated that if they wished to prohibit specific breeds, he’d be willing to consider the restriction. Bill Meyer inquired whether the SUP was transferrable. Derek stated that the SUP was non-transferrable and was tied specifically to Mr. and Mrs. Dean. Brad Maxwell stated that he was concerned about allowing the Deans to have four times the amount of domestic animals than the rest of the county residents are permitted have, stating that he believes it is unfair. Jack Minner stated that every resident in the County had the right to apply for what Mr. Dean was requesting, and that Mr. Dean had gone through the appropriate channels to make the request. Robert Pollard stated that he believed this was a unique situation. Kelly Tracy stated that she agreed that this was a unique situation and that the fact that it would be located on a 5 acre tract should also be taken into consideration. The Committee discussed similar SUP requests for kennels, comparing and contrasting them with Mr. Dean’s request. Mr. Dean told the Committee that he would also have to be in compliance with the State of Illinois’ Kennel Licensing laws. Brad Maxwell stated that he was concerned with the volume of dogs in one place. Jack Minner stated that it makes a difference when the dogs are enclosed verses out in cages all over the property, explaining that the dogs have less tendency to bark when they’re enclosed. Brad Maxwell asked if we would allow someone to have 15 cats in their house. Derek Jackson stated that we really would not have any way of knowing. Brad Maxwell stated that he used the analogy because he wanted to make sure everything was laid flat, stating that Mr. Dean’s dogs were probably as well behaved as any set of cats and that he wanted to make sure that the committee is fair and equitable in both directions. Mr. Maxwell stated that if we would cite someone for having 10 or more cats in the house, that he is uncomfortable with permitting someone to have 10 plus dogs on one property when everyone else is tied to a different set of rules. Kelly Tracy stated that she’s considering the neighbors’ perspective. Derek stated that many of the surrounding property owners submitted letters of objection. Brenda Roosevelt inquired about dog waste. Mr. Dean stated that the lot was 5 acres in size and that they planned to use the back corner of the property to handle dog waste. Mr. Dean pointed out that there is a sheep farm directly north of the property, and that Mr. Mersinger has far more sheep than he has dogs, explaining that the waste from the sheep would be far more impactful than anything generated on his property. Helen Hawkins asked if this was the first request for so many dogs. Derek Jackson stated that there have been no similar requests in the recent zoning history.

Mr. Dean explained that they would also be held to the standards set by the AKC and subject to their inspections, stating that they would have to be in compliance with their regulations regarding the number of dogs per square foot of kennel space. Bill Meyer inquired if any neighbors had objected. Andi Yancey stated that there had been objections. Derek Jackson stated that there was also a condition of approval requiring that Mr. Dean be in compliance with all Illinois Department of Agriculture requirements, and if he failed to do so, the SUP would be revoked.

Richard Hayes spoke in favor of Tony Newton's request for an amendment to the "B-5" Planned Business District in order to allow a tasting room for the existing distillery operation. Mr. Hayes stated that he has known the Newtons for a long time. Mr. Hayes stated that he applauds Mr. Newton and his partners for moving forward with this business venture with the economy in its present state. Mr. Hayes stated that it would be a boost for the tax base as well. Jack Minner inquired what the distillery would be producing. Mr. Newton stated that they would be starting with vodka and hopefully move on to bourbon in the future.

Old Business:

Brenda Roosevelt stated that since the sign had been up for over three years, she was not comfortable denying the request. Mrs. Roosevelt stated that she was comfortable applying conditions to the request, stating that if the sign cannot be dimmed, then it should be turned off overnight. Mr. Sturgill stated that he did not see what was to be gained from turning the sign off at night.

Brenda Roosevelt made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendations for Z16-0020 as amended by the Committee to approval of the variance with the condition that the sign be shut off between the hours of 10pm and 5am. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

New Business:

Brad Maxwell requested that Z16-0023 be separated from Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations from April 28, 2016.

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for Z16-0028, Z16-0026, Z16-0029, and Z16-0031 as amended by the Committee. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Brenda Roosevelt asked about comprehensive plan implications and whether the Deans would be permitted to have any other animals on their property. Derek Jackson explained that the area was denoted as Agriculture/Vacant in the Comprehensive Plan, but that the trend of development has been single-family residential. Derek explained that Mr. Dean would still be allowed to have any animals that are permitted by right on an Agriculture tract 5 acres in size. Mr. Dean stated that this was not his intent.

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations as amended by the Committee for Z16-0023. Seconded by Robert Pollard. Voice vote. Jack Minner, Kelly Tracy, Helen Hawkins, and Robert Pollard, voted aye in favor of the request. Brad Maxwell and Brenda Roosevelt voted aye in opposition to the request. Motion approved.

Kelly Tracy made a motion to approve Labrador Run Subdivision with conditions. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.

Matt Brandmeyer explained that the department has been working with the Army Corps of Engineers for the past few years in order to develop watershed plans, and that they would now be partnering with the Corps for a grant to complete the Judy's Branch/American Bottom watershed. Matt stated that the watershed plans provide a series of recommendations and best practices regarding stormwater, flooding, and water quality mitigation. Matt stated that this was a part of the Stormwater Master Plan, explaining that the department had been seeking funding opportunities for the project. Matt explained that the department had received one grant from the EPA, but that the Corps has been the primary partner and is now stepping up with grant funding and cost sharing for the Judy's Branch/American Bottom Watershed. Matt explained that we had completed the Silver Creek Watershed Plan and that the Cahokia Creek Watershed Plan is nearing completion. Matt stated that we are requesting a 50/50 match for \$60,000. Matt informed the Committee that two newsletters, one highlighting the

department's stormwater efforts and one describing sustainability plan updates, had been handed out to all Board members. Matt stated that the updates would be posted to the website as well.

Brenda Roosevelt made a motion to approve a Resolution Authorizing a Grant and Cost Share Agreement with US Army Corps of Engineers for the Judy's Branch/American Bottom Watershed. Seconded by Kelly Tracy. Roll call vote. All ayes. Motion approved.

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

Administrator's Report:

Matt Brandmeyer announced that Sustainability Coordinator, Emily Fultz, would be leaving the County for a new opportunity and that Kim Petzing would be promoted to the Sustainability Coordinator position. Matt stated that Kim was extremely well-qualified for the position and had acquired a national reputation for her work in the field.

Kelly Tracy inquired about the status of the Nic Frey property. Derek Jackson described the conditions on the property and showed an aerial photo of the property from 2012 and from 2015 to illustrate the volume of grading and excavation work that had taken place on the property. Derek explained that Mr. Frey had several outstanding and ongoing violations with both Madison County and the Village of St. Jacob. Derek explained that he was working with the State's Attorney to establish a compliance agreement.

Helen Hawkins discussed a new safety road development in Mitchell, stating that the road has caused disastrous effects. Brenda Roosevelt stated that she had spoken with Mayor Hagnauer of Granite City and that he was very happy with the roadway project and resulting conditions; Mrs. Roosevelt stated that the Mayor would be willing to address the Committee regarding Mitchell Road and field any questions related to the project. Mrs. Hawkins stated that the original plans had been changed and that the development had caused flooding for several residents. Matt Brandmeyer stated that the only flooding near the new roadway that he's been made aware of was following the historic rains the County experienced in December of 2015, which caused millions of dollars in damage throughout the County. Matt explained that the overarching problem in the area is that the land is flat and most of it is floodplain with no adequate drainage. Matt stated that we are in the process of applying for a grant from FEMA that would fund a 58 inch pipe to connect Long Lake to Horse Shoe Lake and an adjustment to or rebuilding of the outfall structure at Canteen Lake. Matt stated that this project would enable everything along Long Lake to drain in a far more efficient and effective manner, providing flood abatement. Helen Hawkins expressed her dislike for wetlands, expressing skepticism about their effectiveness and inquired about a federal buyout.

Adjournment:

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

Meeting adjourned.



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- 2618 Total Living Area
 - 2618 Main Level
 - 3 Bedrooms
 - 2 Full Bath(s)
 - 1 Half Bath(s)
 - 4 Car Garage
 - 9'14" Wide x 65'2" Deep
- Available Foundation Types:
- Basement - * \$250.00
 - Crawlspace
 - Slab
 - Walkout Basement - * \$250.00
- * May require additional drawing time
- 1 Set: \$730.00
 - 5 Sets: \$890.00
 - 8 Sets: \$1,095.00
 - Reproducible Set: \$1,685.00
 - PDF File: \$1,685.00
 - CAD File: \$2,565.00
 - Right Reading (True) Reverse: \$50.00
 - All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.
 - Additional Sets: \$40.00

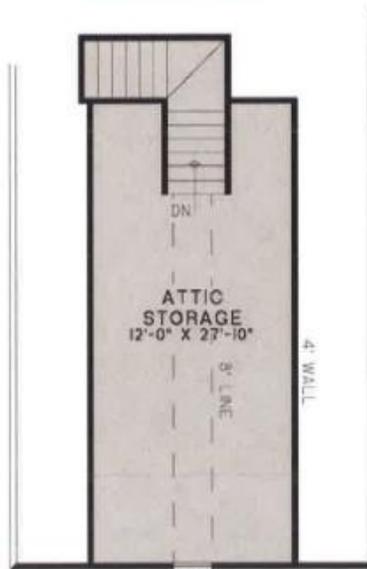


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