

## PLANNING AND DEVELOPMENT COMMITTEE MEETING

May 18, 2015

### Members Present:

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

### Members Absent:

None

### Others Present:

Matt Brandmeyer	Laura Metzger
Derek Jackson	Leonard Metzger
Leah Dettmers	Larry Trucano
Andi Yancey	Lisa Ciampoli
Gail DeClue	Liz Dalton
Sharon Griffith	Diana Howard
William R. Lyles	

### Approval of Minutes:

Meeting was called to order by Chairman Bill Meyer.

Helen Hawkins made a motion to approve the minutes from April 13, 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 April 30, 2015 and May 7, 2015. The report addressed zoning files Z15-0042, Z15-0045, Z15-0043, Z15-0038, Z15-0044, Z15-0048, Z15-0050, Z15-0020, Z15-0046, and Z15-0049 and fielded questions from the Committee regarding said hearings.

Mr. Jackson also presented two minor subdivision plats to the Committee: Barbee Subdivision and Schrumpf Estates. Mr. Jackson explained that Richard Barbee was granted a variance in 2014 for a reduced property width for Lot 2 of Barbee Subdivision. Other than the granted lot width Variance, both subdivisions meet all zoning requirements and both have included a certificate requiring all future septic systems to be subsurface.

### Citizens Wishing to Address the Committee

Several citizens spoke against the petition of Gail DeClue, zoning file Z15-0021 which was tabled in April 2015. 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.

Laura Metzger, property owner at 8 Wheat Ridge, addressed the committee in opposition to Ms. DeClue's petition and her request to table the petition for an additional 30 days. Mrs. Metzger provided a handout recounting the timeline of the hearing process. Mrs. Metzger expressed animal welfare concerns and voiced opposition to the Madison County Ordinance regarding horse regulations. 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 10 Wheat Ridge, spoke against Ms. DeClue's petition, stating noise and odor concerns and requesting that screening be applied to the rear property line. 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. Liz Dalton, District 28 County Board Member, also spoke in opposition to Ms. DeClue's petition. Ms. Dalton that Ms. DeClue's petition request is not compatible with the residential character of the subdivision and will deplete property value in the area. Larry Trucano, District 29 County Board Member, recommended denying the Special Use Permit request for goats and chickens and approving the Variance for the accessory building setback for horses provided that Ms. DeClue provide appropriate screening. Gail DeClue spoke in favor of her petition and described the process by which she eliminates manure from the property for odor mitigation.

#### **Old Business:**

Brad Maxwell made a motion to separate Z15-0021, the petition of Gail DeClue, into individual requests in order to vote on each item independently. Seconded by Kelly Tracy. Motion approved. Voice vote. All ayes.

Kelly Tracy made a motion to deny the Special Use Permit to raise chickens and goats on the property. Seconded by Jack Minner. Motion approved. Voice vote. All ayes.

Because the Special Use Permit request was denied, the associated Variances for increased hens and reduced coop and run setback distances were automatically denied as well.

Brenda Roosevelt made a motion to approve the Variance for an accessory building used to shelter horses with the condition that the rear property line is screened with evergreen trees. Seconded by Helen Hawkins. Motion approved. Voice vote. All ayes.

#### **New Business:**

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for April 30, 2015 and May 7, 2015, excepting of Z15-0049. Seconded by Robert Pollard. Motion approved. Voice vote. All ayes.

Kelly Tracy stated that she would like to discuss zoning file Z15-0049, the petition of Bill, Tim, and Ruby Lowry, requesting to rezone 26.1 acres from "A" Agriculture to "B-3" Highway Business District in order to operate a trailer sales business on site. Ms. Tracy and Brenda Roosevelt expressed concerns that the request is a spot zoning, does not adhere to the comprehensive plan, and is not fitting with the character of the surrounding area.

Robert Pollard stated that he is familiar with the property and that the existing landscape business has operated from that location for approximately 30 years. Mr. Pollard stated that most of the trailer sales transactions will take place online, resulting in very little inventory and customer traffic onsite. Mr. Pollard stated that he does not believe the request would have an adverse impact at the proposed location.

The Committee discussed the permitted uses within "B-3" Highway Business Districts and future implications should the property ever be sold. Staff recommended considering zoning the property to "B-5" Planned Business District in order to limit the impacts of the proposed mixed uses on adjoining properties. Unlike other Business Districts, "B-5" Districts provide the flexibility to restrict permitted uses and apply conditions to the uses.

The Lowry's decided to withdraw their current petition and will reapply for a "B-5" zoning classification.

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

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

Kelly Tracy made a motion to approve the Acceptance of Streets into the Township Highway Maintenance System for Eddie Bern Lane in Jarvis Township. Seconded by Brad Maxwell. Motion approved. Voice vote. All ayes.

Matt Brandmeyer described the contract that the Planning and Development Department has with Oates and Associates for engineering consulting services, explaining that we keep them on retainer to review building and site plans for commercial and large scale developments.

Jack Minner made a motion to approve the purchase order for Oates & Associates Engineering Consulting Services Contract. Seconded by Kelly Tracy. Roll call vote. Motion approved. All ayes.

Matt Brandmeyer explained that the purchase request for the SIUE internship is part of our yearly arrangement with SIUE. Mr. Brandmeyer stated that this request will cover the summer and fall semesters for Crystal Converse, who is embarking on her third semester interning with the Planning and Development Department. Mr. Brandmeyer described the duties Crystal has assumed while being with the department and commended the work she has done.

Kelly Tracy made a motion to approve a Purchase Request for the SIUE Internship Contract for Crystal Converse. Seconded by Robert Pollard. Motion approved. Roll call vote. All ayes.

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

**Administrator's Report:**

Derek Jackson briefed the committee on upcoming zoning requests, including a request out of Meadowbrook to operate a distillery.

Matt Brandmeyer noted an increase in the number of zoning hearings year-to-date. Mr. Brandmeyer stated that staff will be tracking zoning requests and approvals to determine the cause of the increase and decide if subsequent ordinance amendments would be appropriate.

**Adjournment:**

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

Meeting adjourned.