

## PLANNING AND DEVELOPMENT COMMITTEE MEETING

June 15, 2015

### Members Present:

Bill Meyer  
Kelly Tracy  
Helen Hawkins  
Robert Pollard  
Brenda Roosevelt

### Members Absent:

Brad Maxwell  
Jack Minner

### Others Present:

Matt Brandmeyer  
Derek Jackson  
Andi Yancey  
Diana Howard  
Steve Brazier  
Dennis Dubbelde  
Dennis Hunt

### Others Present:

John Bertoletti  
Deleta Rogier  
William R. Lyles  
Sharon Hunt  
Vincent Rogier  
Laura Metzger  
Dennis Hunt

### Approval of Minutes:

Meeting was called to order by Chairman Bill Meyer.

Brenda Roosevelt made a motion to approve the minutes from May 18, 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 May 28, 2015 and June 4, 2015. The report addressed zoning resolutions Z15-0052, Z15-0055, Z15-0054, Z15-0056, Z15-0051, Z15-0053, Z15-0059, Z15-0049, and Z15-0057 and fielded questions from the Committee regarding said hearings. Mr. Jackson explained that a petition was submitted for the record on Zoning Resolution Z15-0057, with 29 nearby property owners expressing opposition to the request.

### Citizens Wishing to Address the Committee

Dennis Dubbelde, property owner at 164 Rosewood Lane, spoke in opposition to the petition of John Bertoletti, who is requesting a variance in order to construct an accessory structure with a metal exterior. Mr. Dubbelde stated that to allow Mr. Bertoletti to construct a metal accessory structure would set a precedent in the area, as there are currently no permitted metal structures. Mr. Dubbelde also provided photographs of recent detached garage constructions in the neighborhood, illustrating the standard for accessory structures in the area. Mr. Dubbelde submitted a petition for the record with 29 signatures in opposition to the request.

Steve Brazier, District 13 County Board Member, also spoke in opposition to Mr. Bertoletti's request, stating that area homeowners have spoken overwhelmingly against the petition.

John Bertoletti stated that he did not realize that there was any opposition to the request and did not think that his request for a metal accessory structure would cause such a stir. Mr. Bertoletti decided to withdraw his petition and will build a non-metal structure.

Laura Metzger, Diana Howard, Dennis Hunt, Sharon Hunt, and William Lyles, property owners within Wheat Ridge Subdivision in Collinsville, spoke against the County's current regulations regarding the keeping of horses in unincorporated Madison County, and gave recommendations on how to address the perceived shortcomings.

Mr. Brandmeyer stated that the department was researching horse regulations in surrounding areas with similar demographics, and that so far it appears that Madison County's regulations are similar to surrounding areas. He stated that several years ago Madison County lost an Illinois Supreme Court case for its horse regulations. He also said that if a text amendment moved forward, they would need to undergo a public process, which would likely include the Farm Bureau, who

will likely be against the measure. He said they would continue to work on it and see if there are opportunities, but overall it appeared that a change was not in the County's best interests.

**New Business:**

Brenda Roosevelt made a motion to separate Zoning Resolution B15-0057, the petition of John Bertoletti, from Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for May 28, 2015 and June 4, 2015. Seconded by Kelly Tracy. Motions approved. Voice vote. All ayes.

Brenda Roosevelt made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for May 28, 2015 and June 4, 2015. Seconded by Kelly Tracy. Motion approved. Voice vote. All ayes.

Brenda Roosevelt made a motion to refund the application fee for Zoning Hearing Z15-0057, the petition of John Bertoletti. Seconded by Kelly Tracy. Motion approved. Voice vote. All ayes.

Robert Pollard made a motion to approve a Resolution to Refund Plumbing Inspection Fee for Tom Kolesar on Building Permit B15-0369. Seconded by Kelly Tracy. Voice vote. All ayes.

Kelly Tracy made a motion to approve the Purchase Request for Contribution for Mississippian Culture Initiative. Seconded by Brenda Roosevelt. Roll call vote. Motion approved. All ayes.

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

**Administrator's Report:**

Matt Brandmeyer said that the department will be requesting a new truck for its private sewage and solid waste programs. He said their current vehicle is no longer drivable and will cost more to repair than it's worth. He said that he will also request approval of a housing study that will partner the County with Alton, Collinsville, and Granite City.

Matt provided updates on ongoing enforcement issues including Stone Meadows, S&K Towing, and Nic Frey. He said that a Dollar General is going to submit a zoning petition to rezone property at IL Rte. 140 & St. James Rd. He said the Comp Plan recommends against rezoning in that area.

**Adjournment:**

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

Meeting adjourned.