

**Planning and Development Committee  
Minutes  
July 18, 2016**

**Members Present:**

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

**Members Absent:**

Brenda Roosevelt

**Others Present:**

Matt Brandmeyer  
Derek Jackson  
Andi Yancey  
Breana Lamb  
Leroy Walls  
Robby Lowrance  
Kory Cheek  
Linda Knogl  
Kathy Goclan  
Austin Korn

**Approval of Minutes:**

The meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve the minutes from June 13, 2016. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

**Planning Coordinator's Report:**

Derek Jackson updated the Committee on the petition of Leroy Walls, file Z16-0030, and the petition of Andrew and Mary Kerkemeyer, file Z16-0042, which were each tabled in June pending further information. Derek stated that upon further research, the tract of land to the west of Mr. Walls's property was indeed two (2) acres in size and that it did appear that the property would be suitable for private sewage. Thomas Hawkins further elaborated on the private sewage situation, stating that Mr. Walls should be able to install a mechanical septic system on each lot without causing nuisance on adjoining properties, stating that any run-off issues could be mitigated through an absorption trench or lateral field.

Regarding the Kerkemeyers' request, Derek explained that Mr. Kerkemeyer had a mechanical septic system that could be replaced if it were to fail, and that our records do not indicate any issues with the existing system. Derek also stated that the setback variance was being requested in order to avoid building in the floodplain. A member of the committee inquired whether Mr. Kerkemeyer was in attendance. Derek stated that he was not, but that the email Mr. Kerkemeyer sent detailing his rationale was included with the staff report. Derek explained that the original deed to the property initially had two tracts of land prior to the parcel ID system being created and that it was common practice for Maps and Plats at that time to group them under one parcel ID number. Mr. Kerkemeyer was now seeking

to revert back to that original property layout that existed before the zoning ordinance was adopted. Derek explained that Mr. Kerkemeyer was claiming a financial hardship since he would be required to have a survey done and apply for a subdivision plat to be approved by Madison County and the Village of Bethalto if he is not allowed to use the existing legal descriptions. Brad Maxwell inquired whether Mr. Kerkemeyer was still seeking to go with the .87 acre tract, creating a self-imposed hardship. Derek stated that this was correct, and that he had hoped Mr. Kerkemeyer would come to the meeting to speak further to his proposal.

Derek moved on to present Zoning Board of Appeals Findings of Fact and Recommendations for the June 30, 2016 zoning hearings. Derek then presented Fawn Meadows, a minor subdivision plat, to the Committee. Matt Brandmeyer spoke to the mobile home renewals, stating that they were located in areas of the county with an established mobile home presence and neighborhood character, which is why they are generally approved. Derek fielded questions from the Committee pertaining to the hearing petitions and subdivision request.

#### **Citizens Wishing to Address the Committee:**

Linda Knogl addressed the committee on behalf of people located in Tank Town and the Breckenridge area, voicing concerns that she has with the development of the new safety road, which took place in 2012. Ms. Knogl submitted a letter for the record, which addressed flooding and drainage issues within the area. Ms. Knogl also submitted pictures for the record, illustrating the result of the Morrison Connector Road and the two “enormous” detention ponds. Ms. Knogl stated that the road was built in 2012 and that it was “enormous” in its construction. Ms. Knogl stated that residents were not aware that the original design for the safety road had been changed in such a way that it would now come around at a 90 degree angle to hook back in to Breckenridge Road. Ms. Knogl showed a picture illustrating what happened following a rainfall event similar to that in April. Ms. Knogl stated that one of the ponds comes very close to a residential dwelling, and that Granite City had annexed the ponds. Ms. Knogl stated that they had gone to the City Council, asking that they at least mow the grasses around the pond – which they have started to do now, but the impact of the rain still exists as well as the impact on the fields. Ms. Knogl also spoke of erosion following the road construction, stating that it created the loss of the straw and caused everything to fill into the ponds. Ms. Knogl submitted a photo highlighting the differences between the Breckenridge side and the Alton SW Railroad side, asking who had been affected the most. Ms. Knogl stated that she was here because the issue of drainage had been addressed to the Committee in 2009 and that it was addressed and signed by Alan Dustan asking for help from the P&D Committee, which is involved in overseeing the planning and development of areas in the wetland, stating that the impact of that development has gone amuck and that it is certainly a blight on the residents in the area. Ms. Knogl stated that Tank Town has been an historic area for years, and that they are now at risk of flooding anytime there is a 2 or 3 inch rain. Ms. Knogl stated that Long Lake surrounds most of the sides of Tank Town and that Timberlake Subdivision spills most of their stormwater into Long Lake, which causes another issue – the draining of Long Lake. Ms. Knogl stated that the drainage of Long Lake is impeded by inadequate structures and drainage at the other end where it flows under 162 and into the line that takes it down to the wastewater. Ms. Knogl stated that she was here to say that there is a history of people and citizens coming to various committees and agencies asking for help and awareness of the problem so that we can be proactive and not reactive in the case of another crisis in the area. Ms. Knogl stated that she had a 1990 section of the Long Lake Watershed Project in which people determined all the issues that were impacting Long Lake, stating that this has gone on for years and we still have not really had any reasonable solutions to address this. Ms. Knogl stated that it is time for government agencies to take on some responsibility before they have another situation like that which occurred in December of 2015, during the historical rain event. Ms. Knogl concluded by offering the Committee her best wishes that they can do something before they have another crisis.

Helen Hawkins spoke in support of Ms. Knogl, commending her efforts in starting a citizen flood group, stating that Ms. Knogl has already done more than she could ever say about it. Ms. Hawkins stated that Ms. Knogl’s letters would be sent to all government officials.

Leroy Walls spoke on behalf of his petition requesting variances in order to create two tracts of land that are 1.5 acres in area and that have 145.25 feet of property width and a variance in order for the dwelling unit on each proposed lot to be 40 feet from the north and south property lines. Mr. Walls stated that if private sewage was not going to be an issue, that his proposal should not have a harmful effect on surrounding properties – that it will be an improvement to the area. Mr. Walls also spoke to the tax revenue that would be generated by the two proposed dwellings, which will be worth at least \$300K each, and the positive effect it could have for the school district.

**Old Business:**

Matt Brandmeyer explained that the Committee would need to vote on the withdrawal of Z16-0023 again this month, as it was not on the agenda when they voted on it last month.

Jack Minner made a motion to accept Phillip Dean’s withdrawal of petition Z16-0023. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation, as amended by the Planning and Development Committee to approval of the petition with conditions, for Z16-0030, the petition of Leroy Walls. Seconded by Jack Minner. Voice vote. All ayes. Motion approved.

Brad Maxwell stated that he was opposed to approving the Kerkemeyers’ petition since he feels that the hardship in the request was self-imposed, explaining that the Kerkemeyers had enough land to subdivide in a manner that would comply with County standards. Kelly Tracy and Robert Pollard agreed.

Brad Maxwell made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation, as amended by the Planning and Development Committee to denial of the petition, for Z16-0042, the petition of Andrew and Mary Kerkemeyer. Seconded by Jack Minner. Voice vote. All ayes. Motion approved.

**New Business:**

Brad Maxwell made a motion to approve Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for the June 30, 2016 Zoning Hearings. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Matt Brandmeyer stated that he is requesting adoption of the I-55 Code, a text amendment to the zoning code cross-referencing the I-55 Code, and the intergovernmental agreement between us, Edwardsville, and Glen Carbon. Matt explained that the intergovernmental agreement was approved by the Government Relations Committee in December and that the ZBA had recommended approval for the I-55 Code. Matt stated that Glen Carbon had passed the same version of the code and that Edwardsville was scheduled to pass a somewhat different version on July 19, 2016 at their City Council meeting. Kelly Tracy inquired about the differences with Edwardsville’s version. Matt stated that Edwardsville had added some architectural requirements to the single-family residential section, requiring a certain amount of brick on each home.

Brad Maxwell made a motion to approve Resolution, Zoning Board of Appeals’ Findings of Fact, and Recommendation for Zoning File Z15-0029 and Resolution Authorizing a Text Amendment to §93.008 of the Madison County Zoning Ordinance to Cross Reference the I-55 Development Code and a Resolution Authorizing an Intergovernmental Agreement for the Implementation of the I-55 Corridor Transportation and Growth Management Plan, District Map, and Development Code. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Jack Minner made a motion to approve a Resolution Authorizing the Demolition of Unsafe Buildings and Structures. Seconded by Helen Hawkins. Voice vote. All ayes. Motion approved.

Matt Brandmeyer explained that the Planning and Development would like to provide the Economic Development Department with \$13,000 to undertake an economic impact study of the warehouse district in partnership with several organizations. Matt stated that the request had been approved by the Finance and Grant Committees.

Austin Korns of the Madison County Community Development Department also addressed the Committee regarding the Logistics economic impact study. Austin referenced the fact sheet that had been provided to the Committee, and stated that the focus of the economic impact study will be in the Logistics Sector of Madison County, specifically the Gateway Commerce Center, the Lakeview Commerce Center, and Northview Commerce Center. Austin explained that that main purpose of the study is to accurately assess the return on investment generated within the sector and the impact on the County's economy. Austin said this should allow us to better allocate resources and asses how we should do things moving forward. Austin stated that the study should provide the data needed to move forward with the request to widen the I-270 Bridge and help us to better market the County.

Jack Minner made a motion to approve a Resolution Approving the Madison County Logistics Economic Impact Study. Seconded by Kelly Tracy. Roll call vote. Brad Maxwell, Kelly Tracy, Jack Minner, and Robert Pollard voted aye. Helen Hawkins voted nay. Motion approved.

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

Brad Maxwell made a motion to approve a Request for Refund for Zoning File Z16-0053 due to the application being withdrawn. Seconded by Kelly Tracy. Roll call vote. All ayes.

**Administrator's Report:**

Matt Brandmeyer updated the Committee on changes and updates that have been made to the P&D website, referencing the newly posted Frequently Asked Questions PDF. Matt stated that we were hoping the FAQ would preclude some of the phone calls fielded by the department, as we receive about a thousand each month. He also apprised the Committee on staff efforts to reformat the departmental activity reports. Derek concluded the meeting by letting the Committee know that we would likely have a zoning map amendment coming along in the next month or so, as Prairie Town Inn bar had sold and the new owners will need to rezone from single-family residential.

Hellen Hawkins stated that the Committee does a great job, and that when she complains about development in the floodplain it's because she lives there and visits the homes. Ms. Hawkins reiterated that the Committee does a great job and gave her compliments.

**Adjournment:**

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

Meeting adjourned.