

PLANNING AND DEVELOPMENT COMMITTEE MEETING
July 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
Derek Jackson
Emily Fultz
Andi Campbell Yancey
Steve Brazier
Nick Smock
Matthew Hartweger
Leah Sikes-Hartweger
Raymond Kerkemeryer
Deborah Hood

Approval of Minutes:

Meeting was called to order by Chairman Bill Meyer.

Brenda Roosevelt made a motion to approve the minutes from June 15, 2015. Seconded by Kelly Tracy. Motion approved. All ayes.

Planning Coordinator's Report

Derek Jackson informed the committee that Dillon Smith, applicant for Zoning File Z15-0058, had withdrawn his petition for a Special Use Permit and that the manufactured home located on the site would require removal.

Mr. Jackson then presented the Committee with a summary of the Zoning Board of Appeals Findings of Fact and Recommendations for June 25, 2015. The report addressed zoning files Z15-0064, Z15-0062, Z15-0060, Z15-0063, and Z15-0061 and fielded questions from the Committee regarding said hearings.

Mr. Jackson also presented Birkhead Estates, a final subdivision plat, to the Committee. Mr. Jackson explained that the applicant was requesting a variance in order to permit five lots to utilize a private roadway access easement instead of the allowable 4 lots due to a stipulation for approval set by the City of Troy. Other than the Variance request for the access easement, the subdivision meets all zoning requirements and has included a certificate requiring all future septic systems to be subsurface.

Citizens Wishing to Address the Committee

Matt Hartweger, Leah Sikes-Hartweger, and Steve Brazier spoke in favor of Matt Hartweger's request for a primary building setback Variance. Mr. Hartweger stated that they were trying to improve their property by attaching a detached accessory structure in order to add living space. Mrs. Sikes-Hartweger stated that much of the opposition to the request was due to an ongoing dispute caused by a noise violation. Mr. Brazier stated that the Hartwegers had done many things to improve the property since purchasing their home six years ago, and that to approve Mr. Hartwegers request would further enhance the area.

Nick Smock, TWM Project Engineer on Birkhead Estates Subdivision, spoke in regard to Birkhead Estates and fielded questions pertaining to the request.

Old Business:

None

New Business:

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for June 25, 2015. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion approved.

Brenda Roosevelt made a motion to approve a Resolution to Refund Variance Application Fee for John Bertoletti on Zoning File Z15-0057. Seconded by Kelly Tracy. Roll call vote. All ayes. Motion approved.

Jack Minner made a motion to approve Birkhead Estates – Final Subdivision Plat. Seconded by Brad Maxwell. Voice vote. All ayes. Motion Approved.

Robert Pollard made a motion to approve the Purchase Request for Department Vehicle-Model Year 2015 Ford F-150 Super Cab. Seconded by Brad Maxwell. Roll call vote. Motion approved. All ayes.

Jack Minner made a motion to approve a Purchase Request for the Neighborhood Stabilization Study. Seconded by Kelly Tracy. Roll call vote. All ayes. Motion approved.

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

Administrator's Report:

Matt Brandmeyer said that the next Edwardsville Plan Commission for I-55 was scheduled for July 20. He said they were meeting with the HBA, prior to the meeting, on July 15. Matt said they made a lot of changes to the draft code. He said they changed the name of the "urban" residential district, changed the map, removed frontage requirements, opened up lot sizes and lot widths, removed architectural requirements for new homes, and toned down the language on cul-de-sacs. He said they're proposing to have an annual review process with HBA as a partner and conduct a 5-year review of the plan. Matt said they collected an enormous amount of information over the last few months and studied the market and housing demand to lead the changes. He said the website is being updated with all the new information.

Matt said staff was looking into practices for keeping horses. He said most places in the region have requirements similar to Madison County's. He also said the County lost an IL Supreme Court case several years ago in regard to keeping horses. Matt said they were trying to dig-up the case to see what happened. He said, at the very least, staff might be able to come up with standards for manure, particularly during rainy seasons.

Matt provided an update on Nic Frey in St. Jacob. He said that Nic has now installed a billboard-sized political sign on his lot. He said this is particularly timely because of a recent US Supreme County decision that protects political speech on signage. Matt said the sign code may no longer be valid and the County may not be able to address the sign. Matt said he was continuing to review the matter and will update the Committee at a later date.

Adjournment:

Jack Minner made a motion to adjourn the meeting. Seconded by Brad Maxwell. All ayes. Motion approved.

Meeting adjourned.