

PLANNING AND DEVELOPMENT COMMITTEE MEETING
August 17, 2015

Members Present:

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

Members Absent:

None

Others Present:

Matt Brandmeyer	Donna Crites	Marilyn James	John Hutchings
Derek Jackson	Gail Jarvis	Dennis Gieson	Jim Self
Emily Fultz	Eddie Lee	Jeanne Price	Jared Schwarz
Steve Brendel	Jacob Stauffer	Michael Ginter	Deb Klueter
Andi Campbell Yancey	Roland Niederkorn	Charles Milam	James Taylor
Leland Crites	Maryolana Niederkorn	David Clements	Harry Deatherage

Approval of Minutes:

Meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve the minutes from July 13, 2015. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion approved.

Planning Coordinator's Report

Derek Jackson presented the Committee with a summary of the Zoning Board of Appeals Findings of Fact and Recommendations for July 30, 2015 and August 6, 2015. The report addressed zoning files Z15-0074, Z15-0073, Z15-0070, Z15-0069, Z15-0071, Z15-0075, Z15-0078, and Z15-0072 and fielded questions from the Committee regarding said hearings.

Citizens Wishing to Address the Committee

Donna Crites, property owner at 68 University Drive, spoke on behalf of several concerned citizens in opposition to Mark Britton's petition for a zoning map amendment to zone a 7 acre tract of land multi-family residential. Ms. Crites stated concerns regarding consistent and severe stormwater drainage issues, explaining that further development in the area would only exacerbate the present situation – even with the presence of a proposed retention pond. Eddie Lee, Chouteau Township Supervisor, also spoke in opposition to the request, stating concerns with levy maintenance issues and the continuous stormwater drainage issues. Mr. Lee also expressed his concerns that a multi-family housing development would later be sold for Section 8 housing. Helen Hawkins spoke to the flooding and drainage issues these citizens have struggled with and her continuing efforts to find the proper resources to address the stormwater challenges affecting her district.

Deborah Klueter, property owner at 6733 State Route 140, spoke on behalf of several concerned citizens in opposition to Arboleda Limited Partnership's petition for a zoning map amendment to zone 1.42 acres from Agricultural to B-1 Limited Business. Ms. Klueter expressed concerns regarding the line-of-site and traffic issues already present at the St. James Road and State Route 140 intersection, stating that adding a commercial retail establishment at the intersection will exacerbate existing traffic problems. Ms. Klueter also spoke to the fact that the request is against the Madison County Comprehensive Plan and would cause a "spot" commercial zoning within and established Agricultural District. Marilyn James, adjacent property owner to the east at 6822 State Route 140, also spoke in opposition to the request. Mr. James expressed concern about the fact that there are no sewers available at the proposed location. Mr. James also spoke to the negative impact that the increased traffic and noise would have on his quality of life. Mr. James went on to state that there are currently several

Dollar General Stores in the area, asserting that he does not think that the market can support an additional location – which would leave him living next door to an abandoned retail space or whatever type of business would locate there next. Jean Price, nearby property owner, reiterating the concern regarding traffic. Ms. Price stated that there are already issues caused by the mix of agricultural and vehicular traffic along St. James Road and State Highway 140, asserting that adding more vehicular traffic to the situation by building a Dollar General at the intersection will only make the matter worse. Jacob Stauffer, developer on the Dollar General project, spoke in support of the petition. Mr. Stauffer stated that the proposal is to build a 9,100 sf Dollar General Store, an approximated \$1 million investment. Mr. Stauffer said that the store would provide 8-12 jobs for the area. Mr. Stauffer explained that the store is expected to generate \$1.5 million in annual sales and is projected to bring the county an additional \$50 thousand per year in property tax revenue and an additional \$35 thousand per year in sales tax revenue. Mr. Stauffer stated that the intersection already has quite a bit of development since there is a turn land striped in and the road is wider there. Mr. Stauffer stated that IDOT has expressed potential for widening the roadway in the future and has asked that room be allotted for a possible expansion if the Dollar General is to be built. Mr. Stauffer also stated that they would provide the county \$120 thousand to signalize the intersection with traffic lights and offered to make that a condition of approval for the zoning map amendment. Mr. Stauffer explained that a traffic engineer reviewed the site lines. The engineer found that there is 800 ft. of visibility in both directions and that only 495ft of visibility are needed to achieve a safe stopping distance at 55 MPH, the speed limit at the proposed location. Mr. Stauffer concluded that the improvements they are willing to facilitate and pay for should ameliorate any traffic concerns. Mr. Stauffer also spoke to the lack of sewers at the proposed location, asserting that they plan to install an advanced high-capacity drip system that would be able to handle much more than a standard septic system and should not cause any issues or hurt the ground water. Mr. Stauffer also proposed advanced screening measures in an effort to address the concerns of the adjoining property owner. Mr. Stauffer also spoke to the county's Comprehensive Plan, asserting that he does not think it's the county's goal for that area to continue to be Agricultural/Vacant in land use, and that the goal would not be realistic. Mr. Stauffer stated that the county's future land use map was a prediction and that pockets of development are going to occur. Mr. Stauffer also asserted that signaling and locating a Dollar General Store at the intersection would increase the surrounding property values. Mr. Stauffer concluded that he believes the request is reasonable and that he'd be happy to address any additional concerns. Bonnie Sanderson, nearby property owner on St. James Road, also spoke in opposition to the request. Ms. Sanderson stated that the surrounding community is already saturated with Dollar General Stores, citing the stores located in Bethalto and Bunker Hill and one currently under construction in Hamel. Ms. Sanderson echoed previous concerns about the viability of another Dollar General Store located in such close proximity to three other Dollar General Stores. Committee Member Kelly Tracy asked for clarification about the proposed Dollar General's proximity to the municipal limits of Hamel – it is approximately 5 miles from Hamel.

Charles Milam, property owner at 1943 Marine Road, expressed safety concerns he has with a 9 member family inhabiting a converted post-frame metal storage building at 1927 Marine Road. Mr. Milam stated that the Planning and Development Department had visited the property several times, but that the dangerous living conditions remain. Mr. Milam explained that the building had been condemned in February of 2015 and that the family has been in adjudication for outstanding violations at the property. Mr. Milam expressed concern for the safety of the 7 minor children living there, citing deficiencies with the electricity and sewer systems to the building. Mr. Milam also explained that DCFS and the Troy School District had also been made aware of the situation. Matt Brandmeyer explained that this has been a long-standing issue, and that a path to compliance had been establish by each side's legal counsel that would have led to an occupancy permit being issued once all the building code violations were addressed. Mr. Brandmeyer went on to explain that until recently the department had thought that full compliance was achievable and being actively pursued by the inhabitants and was only recently made aware of the lack of cooperation. Kelly Tracy spoke to the lack of support she's had from DCFS in finding resources for the children. Mr. Brandmeyer stated that we would move forward with adjudication on the case.

Old Business:

None

New Business:

Helen Hawkins made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for July 30, 2015 and August 6, 2015. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Derek Jackson presented a Resolution Authorizing a Text Amendment to the Madison County Zoning Ordinance to Create a Special Use for Reception Venues within Agricultural District to the Committee. Mr. Jackson explained that the resolution

had been tabled by the ZBA in June in order to get feedback from the Health Department regarding food and drink services. Brenda Roosevelt inquired about the possibility of permitting kitchens within the venue establishments. Matt Brandmeyer recommended an amendment to the resolution so that hours of operations may be regulated as a condition of the Special Use Permit. The committee decided to make the recommended amendment. Brad Maxwell inquired about the possibility of these reception venues competing with existing wedding venues within incorporated areas of the county.

Brenda Roosevelt made a motion to approve a Resolution Authorizing a Text Amendment to the Madison County Zoning Ordinance to Create a Special Use for Reception Venues within Agricultural Districts as amended by the Planning and Development Committee. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Jack Minner made a motion to approve a Resolution to Refund the Application Fee for a Zoning Map Amendment for James and Tonya Baker on Zoning File Z15-0065. Seconded by Robert Pollard. Roll call vote. All ayes. Motion Approved.

Brenda Roosevelt made a motion to approve a Resolution Authorizing Green Schools Program Funding FY 2015. Seconded by Kelly Tracy. Roll call vote. Motion approved. All ayes.

Brenda Roosevelt 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 Edwardsville Plan Commission was expected to move forward the I-55 Development Code at their next meeting. He said Edwardsville's July meeting was attended by 40 people. Of those who attended, 10 spoke and had positive things to say about the changes and the process. He said Glen Carbon's Public Hearing will be held later in the week. Matt said if all issues have been addressed, the County could consider moving forward as well.

Matt said Derek Jackson is putting together a training session for citizen planners at the end of September at Collinsville's city hall. He said the purpose of the event is to provide training to zoning board members and plan commissioners who are essentially learning on the job. He said the P&D Committee is welcome to join and hopes municipalities will send their groups.

Matt said that the P&D Committee will review purchase requests for new desks and a TV to replace the projector.

Adjournment:

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

Meeting adjourned.