

PLANNING AND DEVELOPMENT COMMITTEE MEETING
September 14, 2015

Members Present:

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

Members Absent:

Robert Pollard

Others Present:

Matt Brandmeyer
Derek Jackson
Allan Tipsword
Gay Tipsword
Bud Klaustermeier

Approval of Minutes:

Meeting was called to order by Chairman Bill Meyer.

Brad Maxwell made a motion to approve the minutes from August 17, 2015. Seconded by Jack Minner. 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 September 3, 2015. The report addressed zoning files Z15-0082, Z15-0079, and Z15-0080 and fielded questions from the Committee regarding said hearings.

Mr. Jackson also stated that Gail DeClue notified staff on August 13, 2015 that she is seeking a deadline extension for the landscape screening required per Resolution Z15-0021. Ms. DeClue stated in the request that she is seeking an extension in order to postpone her compliance deadline from August 20, 2015 to the end of October, 2015 at the recommendation of her arborist so that she may adhere to evergreen planting season and increase the likelihood of the trees' survival. Ms. DeClue is also seeking to have the number of trees required reduced from twenty-eight (28) trees to two (2) trees. Ms. DeClue submitted photo evidence of the current screening provided by existing trees and vegetation. Mr. Jackson stated that he would require a detailed site plan from Ms. DeClue with precise locations and specifications of the trees to be planted so that the Committee could review the request further. Mr. Jackson concluded that he believes two trees would satisfy the resolution requirement of 6-feet-on-center while achieving effective screening of the horses.

The Committee inquired about input from adjoining property owners. Mr. Jackson stated that he was able to touch base with Laura & Leonard Metzger and William Lyles and, while there wasn't support for the extension, both agreed that twenty-eight trees would be excessive. Mr. Jackson went on to state that Mr. Lyles and The Metzgers continue to take issue with the County's Ordinance regarding horse regulation-including minimum lot size requirements and property maintenance issues such as odor mitigation. Mr. Jackson stated that he has not been able to find much information in other zoning ordinances, but has found

some best management practices and more generalized information. Mr. Jackson stated that with guidance from the Committee, staff would be happy to move forward with researching the topic, but would like input from the equestrian community as well.

Mr. Jackson went on to present two (2) subdivision plats to the Committee. Wendell Creek Subdivision, 2nd Addition, 3rd Phase is a major subdivision east of the City of Troy. Mr. Jackson stated that the subdivision has been reviewed and approved by the city and that it meets Madison County zoning requirements. Mr. Jackson noted that staff recommends two conditions of approval on the application, a Letter of Credit for the amount of the improvements and new subdivision covenants prescribing improvements to and the maintenance of drainage areas. Mr. Jackson went on to present McMahon Subdivision, a 3 lot minor subdivision that also meets all of the Madison County zoning requirements. Mr. Jackson stated that staff recommends removal of an existing hen house, 15' utility easements along the front of each lot, and 15' drainage easements along the rear each lot as conditions of approval.

Citizens Wishing to Address the Committee:

Allan Tipsword, property owner at 12701 Niggli Road in Highland, spoke on behalf of his petition for a zoning Variance allowing him to continue locating three (3) portable accessory buildings in the front yard setback area, six feet (6') from the side property line. Mr. Tipsword clarified that the subject accessory structures were purchased assembled, he did not build them. Mr. Tipsword stated that when he inquired with adjoining property owners, none were opposed to his request. Mr. Tipsword also cited the handicap ramp leading from the front door, stating that he could not get to the sheds if they were located in the back yard as he suffers from arthritis and currently uses his lawnmowers to get to the back yard which would not be possible if his sheds were move. He also told the Committee that the back yard was prone to flooding, making it impossible to locate his accessory structures there. Mr. Tipsword said that the sheds do not encumber the view of passing traffic and cause no harm or issues. Mr. Tipsword concluded by stating that his quality of life would be negatively impacted if he were forced to remove the sheds.

Bud Klaustermeier spoke on behalf of Wendell Creek Subdivision 2nd Addition, stating that it is a twenty-three (23) lot addition with concrete streets that will be on Troy water and sewers and Ameren electric and gas.

Old Business:

None

New Business:

Kelly Tracy separated Resolution Z15-0079 from Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for September 3, 2015.

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for September 3, 2015 (Z15-0082 and Z15-0080). Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Kelly Tracy made a motion to table Resolution Z15-0079 for thirty (30) days. Seconded by Helen Hawkins. Voice vote. Jack Minner, Kelly Tracy, Helen Hawkins, and Brad Maxwell voted in favor of motion. Brenda Roosevelt voted in opposition to the motion. Motion approved.

Jack Minner made a motion to approve Gail DeClue's requests regarding the landscape screening requirement of Resolution Z15-0021. Seconded by Kelly Tracy. Voice vote. All ayes. Motion Approved.

Jack Minner made a motion to approve Wendell Creek 2nd Addition – Final Subdivision Plat with all staff-recommended conditions. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion Approved.

Kelly Tracy made a motion to approve McMahon Family Subdivision – Minor Subdivision Plat with all staff-recommended conditions. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion Approved.

Brenda Roosevelt made a motion to approve Emergency and Temporary Occupancy Request – 7904 Meyer Lane, Worden, Illinois. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve the Purchase Request for Replacement Desks, Returns, and File Drawer Units for five (5) employees (front office). Seconded by Brad Maxwell. Roll call vote. All ayes. Motion approved.

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:

Derek informed the Committee about the Citizen Planner Workshop on September 29, 2015 in the City of Collinsville City Council Chambers, and extended an invitation to the Committee. Matt stated that the intent was to have this workshop annually.

Matt said Glen Carbon held their public hearing for the I-55 code in August. He said several people attended and had questions. He said the Plan Commission tabled vote on the code until their September meeting, which is tomorrow night. Matt said that it didn't appear that there were any outstanding issues. Matt said the intergovernmental agreement between the three communities was under review and should move forward soon.

Matt said there was a Stormwater Commission meeting on September 28, 2015. He said they will present a draft of the Stormwater Plan and the Silver Creek Plan. He said no action would be taken, and he expected the commission to start meeting regularly again.

Matt said the Peralez issue on Marine Road went to county last week, but it was continued by the judge. He said there is a stay in the bankruptcy case which the judge took interest in. He said he let the judge know the issue has some urgency since it will soon be cold again, and the house doesn't have heat.

Derek said that Stone Meadows is hitting all their targets per the zoning conditions. He said the new owners submitted landscape and greenspace plans. He said they are also addressing private sewage issues and have been extremely responsive.

Matt said that Roger Stunkel was denied a permit by FEMA and DNR. He said that Mr. Stunkel will most likely have to remove all of the fill from the floodway and restore the area. Matt said he is reviewing their options but will likely take action soon.

Steve discussed flooding and drainage issues in Mitchell Township area. He provided maps showing the direction of flow in the area. He said much of the drainage channels are on private property and should be maintained by the homeowners. He said that the Gateway Commerce Center is in a completely different drainage area and has no impact on drainage in Mitchell. Helen Hawkins said that surface flow isn't the issue. She said that the groundwater displaced from the buildings and parking lots has an impact on the area.

Adjournment:

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

Meeting adjourned.