

**Planning and Development Committee
Minutes
October 17, 2016**

Members Present:

Brad Maxwell
Kelly Tracy
Robert Pollard
Brenda Roosevelt
Helen Hawkins

Members Absent:

Bill Meyer
Jack Minner

Others Present:

Matt Brandmeyer
Derek Jackson
Andi Yancey
Breana Lamb
Stephen Heflin
Natasha Stellhorn
Joan and Kim Ketcham
Marie and Kurt Erickson

Approval of Minutes:

The meeting was called to order by pro-tem Chairwoman Kelly Tracy.

Brenda Roosevelt made a motion to approve the minutes from September 19, 2016. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

Planning Coordinator's Report:

Derek Jackson presented information on the zoning cases that were heard on October 6, 2016, including the Zoning Board of Appeals' findings of fact and recommendations. Derek also introduced five (5) minor subdivision requests to the Committee and fielded questions from the Committee pertaining to the requests and zoning cases. Derek concluded his report by updating the Committee on the KSEM, Inc. request that was sent back to Committee by the County Board in September. Derek explained that the Ketchams had amended their request so that the proposed structure would be 100 feet from the north property line and approximately 17 thousand square feet in size. Derek stated that the fence would still run along the north property line and that storage would still take place in that area.

Citizens Wishing to Address the Committee:

Joan Ketcham, president of KSEM, spoke on behalf of their request for a special use permit. Mrs. Ketcham stated that the building would be 120 feet from the north property line instead of the originally proposed distance of 60 feet. Mrs. Ketcham stated that they are also decreasing the size of the proposed structure and that the entire operation would be contained within an eight (8) foot fence.

Stephen Heflin of Swarm Lane addressed the Committee in regard to the KSEM SUP request. Mr. Heflin inquired about the size of the proposed fence.

Derek Jackson stated that the proposed fence is 270 feet.

Mr. Heflin stated that he fears the Ketcham's proposed change in building location will cause increased stormwater drainage onto his property due to the existing scoring and drainage of the property. Mr. Heflin inquired how much impervious surface there would be, asking what the proposed parking area would be paved with. Mr. Heflin stated

that, especially considering the proposed scale of the operation, he feels his property would be negatively impacted by stormwater runoff.

Natasha Stellhorn of Swarm Lane addressed the Committee in regard to the KSEM SUP request. Ms. Stellhorn stated that she did not receive any details on the proposed amendments to the request until halfway through the day today via email and that she has not had ample time to form an opinion on the proposed amendments. Ms. Stellhorn stated that she has concerns with the scale of the proposal as well as the use – explaining that at this point she’s not positive what uses are even being requested, asking for clarification whether it is manufacturing or storage.

Brad Maxwell asked Derek Jackson whether the proposed use would be manufacturing.

Derek stated that, by definition, the requested use is manufacturing.

Old Business:

Pro-tem Chairwoman Kelly Tracy opened the discussion by explaining that the request had been tabled at County Board due to board members’ desire for more information. Ms. Tracy stated that she spoke with Kerry Ketcham following the September P&D meeting and that they discussed possible uses of the structure, clarifying what exactly is being proposed at the new site and whether it is an agricultural use. Ms. Tracy stated that Kerry Ketcham could not attend the meeting due to work responsibilities. Ms. Tracy stated that many of her concerns with the original proposal were addressed by the Ketchams moving the proposed structure further from the north property line and reducing its scale.

Brenda Roosevelt made a motion to approve the Resolution, Zoning Board of Appeals’ Findings of Fact, and Recommendation as amended by the Planning and Development Committee. Seconded by Robert Pollard.

Brad Maxwell stated that he thinks at the very minimum the request should be tabled for thirty days based on the fact that the new information pertaining to the request was not provided until half way through the day on the day of the meeting. Mr. Maxwell stated that Jamie Goggin, the County Board member for District 24 in which the request is being made, wanted to speak with the adjoining property owner to the north prior to the meeting and had not yet had the opportunity. Brad Maxwell stated that he is not sold on the request, as we are talking about a manufacturing use within a residential area. Mr. Maxwell stated that, at the very least, he wants to ensure that neighbors and board members have a chance to review the request.

Brad Maxwell made a motion to table the Resolution, Zoning Board of Appeals’ Findings of Fact, and Recommendation as amended by the Planning and Development Committee for thirty days until the following Planning and Development Committee meeting. Seconded by Robert Pollard. Voice vote. Brad Maxwell, Robert Pollard, and Helen Hawkins voted aye in favor of the motion. Brenda Roosevelt voted aye in opposition to the motion. Motion approved.

New Business:

Brad Maxwell made a motion to approve Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for October 6, 2016. Seconded by Helen Hawkins. Voice vote. All ayes. Motion approved

Brad Maxwell made a motion to approve T.K. Estates – Minor Subdivision Plat with staff-recommended conditions of approval. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion approved.

Brenda Roosevelt made a motion to approve Geiger Family Farms – Minor Subdivision Plat, Walls Subdivision – Minor Subdivision Plat, Crites Subdivision – Minor Subdivision Plat, and Grandview Farms-Sievers 1st Subdivision – Minor Subdivision Plat. Seconded by Helen Hawkins. Voice vote. All ayes. Motion approved.

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

Administrator’s Report:

Derek Jackson made the Committee aware of a free upcoming event for citizen planners sponsored by the APA and briefed the Committee on upcoming zoning hearings.

Matt Brandmeyer updated the Committee on the master stormwater plan, explaining that that following Stormwater Commission meeting would be in the form of a public hearing and that the Commission would be reviewing the plan. Matt stated that, depending on how the October Stormwater Commission meeting goes, the Committee may be reviewing the master stormwater plan at the November meeting.

Mr. Brandmeyer explained that the department was putting out an RFQ to consultants in order to finish the comprehensive planning process, stating that results from the RFQ would be reported to the Plan Commission in early November.

Derek Jackson updated the Committee on Nick Frey, notifying the Committee that Mr. Frey's counsel had withdrawn his representation and the Mr. Frey had twenty-one days to find new representation. Derek stated that Mr. Frey is now under violation for the raceway and abuse of the noise ordinance.

Matt Brandmeyer updated the Committee on the open houses held for the American Bottom Watershed Plan and the Meadowbrook neighborhood clean-up, stating that both events went well.

Adjournment:

Helen Hawkins made a motion to adjourn the meeting. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

Meeting adjourned.