

PLANNING AND DEVELOPMENT COMMITTEE MEETING
December 17, 2015

Members Present:

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

Members Absent:

Jack Minner

Others Present:

Matt Brandmeyer
Tom Hawkins
Emily Fultz
Kim Petzing
Andi Yancey
Laura Metzger
Leonard and Laura Metzger
Diana Howard
William R. Lyles
Sharon Griffith
Ryan Kneeder
Jared Schwarz
Ken Moats
Scott Miller

Approval of Minutes:

The meeting was called to order by Chairman Bill Meyer.

Brenda Roosevelt made a motion to approve the minutes from November 16, 2015. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Planning Coordinator's Report:

Derek Jackson presented Zoning Board of Appeals Findings of Fact and Recommendations for the December 3, 2015 Zoning Hearings as well as Zoning Cases Z15-0093 and Z15-0088. Mr. Jackson also presented Gail DeClue's request for an amendment to the screening condition of Resolution Z15-0021. Mr. Jackson fielded questions from the Committee pertaining to the hearings and request.

Citizens Wishing to Address the Committee:

Several citizens spoke against Gail DeClue's request to reduce the screening condition tied to her accessory building Variance in zoning Resolution Z15-0021, which was passed in May 2015.

Leonard Metzger, property owner at 8 Wheat Ridge, stated that the Madison County Board passed the Resolution five months ago and recounted the hearing timeline and Mrs. DeClue's requests for deadline extensions. Mr. Metzger stated that there is not currently a barrier along Mrs. DeClue's north property line,

and stated that Mr. Lyles is subjected to the view of barn while he has to look at mud. Mr. Metzger stated that if Mrs. DeClue can afford to keep horses she can afford to erect a barrier.

Kelly Tracy asked if Mr. Metzger's property abuts Mrs. DeClue.

Mr. Metzger stated that it did. Mr. Jackson corrected to record, stating that the properties are not adjoining, but that Mr. Metzger is nearby.

Laura Metzger, property owner at 8 Wheat Ridge, expressed property value concerns, stating that she would not have purchased her home if Mrs. DeClue were there first. Mrs. Metzger stated that she had spoken to arborist, and that Mrs. DeClue had options that she had not even looked into yet. Mrs. Metzger stated that she is dissatisfied with the effort Mrs. DeClue has put forth in complying with the screening condition. Mrs. Metzger stated that there is no grass in Mrs. DeClue's pasture and that they now see a muddy mess.

William Lyles, adjoining property owner to the north at 10 Wheat Ridge, also spoke in opposition to Ms. DeClue's request. Mr. Lyles then presented the Committee with a handout consisting of photos of Mrs. DeClue's north property line so that the Committee could see the view from his home. The photos included Sharpie illustrations identifying each gap in the tree line between the properties and detailed what Mr. Lyles finds to be an appropriate screening. Mr. Lyles stated that he would like to see the original screening requirement satisfied.

Brenda Roosevelt inquired about the property owners to the east and west.

Mr. Jackson stated that the property owners to the east were in support of the request, while the owners to the west were opposed.

Dianna Howard stated that the Resolution should be upheld and asked why they are still having to attend meeting on the matter.

Scott Miller submitted a letter from Pastor Ball on behalf of St. Paul Lutheran Church's request for a sign Variance.

Jared Schwarz spoke on behalf of his request for a Special Use Permit in order to use his barn as a wedding and reception venue.

Kelly Tracy stated that she had been on site and would consider the venue an asset to the area.

Liz Dalton stated that she was glad the Committee was reconsidering Gail's request. She stated the Mrs. DeClue's lot does not look attractive and that there is no screening in the winter months. Mrs. Dalton stated that Mrs. DeClue had attempted to make a mockery of the board.

Larry Trucano stated that he was in agreement with the neighbors in Wheat Ridge subdivision.

Old Business:

Kelly Tracy made a motion to approve the Amendment to the Resolution Authorizing the Demolition of Unsafe or Blighted Buildings and Structures as passed by the Madison County Board on November 18, 2015. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.

The Committee discussed Gail DeClue's request regarding the landscape screening condition tied to Variance Z15-0021.

Kelly Tracy made a motion to deny Mrs. DeClue's request regarding Conditions of Variance Approval for Resolution Z15-0021, petition of Gail DeClue. Seconded by Brad Maxwell. Voice vote. All Ayes. Motion approved.

Kelly Tracy made a motion to amend the Conditions of Variance Approval for Resolution Z15-0021, petition of Gail DeClue, to require thirty-four (34) arbor vitae trees to be planted as determined by the Zoning Administrator by the end of January 2016 unless a deadline extension is granted by the Zoning Administrator for the purpose of inclement weather or tree availability. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve the Resolution, Zoning Board of Appeals' Findings of Fact, and Recommendation for Zoning Case Z15-0093 with the condition that both lots utilize private sewage systems with subsurface discharges. Seconded by Helen Hawkins. Voice vote. All ayes. Motion approved.

Brad Maxwell made a motion to table the Resolution, Zoning Board of Appeals' Findings of Fact, and Recommendation for zoning file Z15-0088 until September 1, 2016. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

Brad Maxwell made a motion to table Lowrance Acres – 10 Lot Final Subdivision Plat – for thirty (30) days. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion Approved.

New Business:

Kelly Tracy made a motion to approve the Resolutions, Zoning Board of Appeals' Findings of Fact, and Recommendations for December 3, 2015 for Zoning Files Z15-0096, Z15-0102, Z15-0095, Z15-0097, Z15-0099, and Z15-0098. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

Brenda Roosevelt made a motion to approve the Resolution Authorizing a Grant for Yearly Funding to the Madison County Soil and Water Conservation District FY2016. Seconded by Brad Maxwell. Roll call vote. All ayes. Motion approved.

Kim Petzing presented the Committee with a summary of expenditures for the Green Schools Program and introduced some of the new initiatives and activities being implemented in Madison County schools through the program.

Kelly Tracy made a motion to approve the Resolution Authorizing Green Schools Program Funding FY2016. Seconded by Brenda Roosevelt. Roll call vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve the Purchase Request for Comprehensive Plan Framework. Seconded by Brenda Roosevelt. Roll call vote. All ayes. Motion approved.

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

Administrator's Report:

Emily Fultz presented the Request for Proposals for the Sustainability Program Environmental Grant and fielded questions from the committee regarding the grant process and timeline.

Matt Brandmeyer told the Committee about the successful Citizen Planner Workshop hosted at Collinsville City Hall, which Derek Jackson helped organize. Both Mr. Jackson and Mr. Brandmeyer served as a panel members at the workshop.

Matt Brandmeyer introduced CILA (Community Integrated Living Arrangements) homes to the committee, explaining that the department had received an application. Mr. Brandmeyer stated that CILA homes were protected under the Fair Housing Act, and as a result they are a permitted use within Single Family Districts.

Mr. Brandmeyer stated that staff would be proposing some amendments to the Zoning Ordinance, which will mostly consist scrivener's errors and grammar.

Mr. Brandmeyer updated the Committee on the pending Intergovernmental Agreement between Edwardsville and Glen Carbon, stating that Edwardsville was making some map amendments that would need to be approved. He also notified the Committee that the department had received a regional planning award for the I-55 Corridor planning effort.

Adjournment:

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

Meeting adjourned.