

PLANNING AND DEVELOPMENT COMMITTEE MEETING

March 18th, 2014

Members Present:

Bill Meyer
Brad Maxwell
Jack Minner
Kelly Tracy
Mick Madison
Brenda Roosevelt

Members Absent:

Helen Hawkins

Others Present:

Matt Brandmeyer
Derek Jackson
Tom Hawkins
Andi Campbell
Michael Graf
Justin & Carrie Pickering
John & Lucinda Grisolano
Tom & Sandra Kane
Christopher Cassidy
Tracey Curtis
Nancy Spencer

ITEMS DISCUSSED/VOTES:

Meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve minutes from February 18th, 2014. Seconded by Kelly Tracy. Motion approved. All ayes.

Citizens wishing to address the Committee:

Michael Graf, co-applicant of Z14-0010, addressed the committee. Mr. Graf stated that Justin Pickering, John Grisolano, and himself were present to see the review process through and stated that they are available for any questions the Committee has. Brenda Roosevelt asked John Grisolano if he intends on rebuilding the single family dwelling that was demolished on 6033 State Route 162, Glen Carbon, IL. Mr. Grisolano responded that he has no intentions of building a new dwelling on site and that he only intends on utilizing the existing accessory buildings for personal storage.

Tom Kane, adjacent property owner of Z14-0010 located at 2207 Wildwood Drive, Glen Carbon, IL voiced objection to Z14-0010. Mr. Kane stated that he had objections to the proposed configuration of the lots. In addition, Mr. Kane voiced objections to a metal accessory building that Justin Pickering has been permitted to build on his property.

Tracey Curtis, property owner at 3931 Hodge Lane, Alton, IL voiced concerns about the business activity occurring on 3919 Hodge Lane, a tree service business owned and operated by property owner Corey Murphy. Ms. Curtis stated that she moved into her property on November of 2013 and thought that the property would be a quiet area to live. Ms. Curtis stated that the business activity on Corey Murphy's property has been unpleasant to live next to due to noise, cursing employees, and equipment blocking Hodge Lane. Ms. Curtis provided photographs to the Committee documenting the activity on 3919 Hodge Lane. Ms. Curtis stated that she is opposed to Corey Murphy's business continuing to operate due to concerns with safety and nuisances.

Chris Cassidy, property owner of 4119 Fosterburg Road, voiced objection to Corey Murphy's business. Mr. Cassidy stated that he and 86% of the adjacent property owners of Corey Murphy's property are opposed to the business activity and have submitted petitions during the November zoning hearing process opposed to the request.

Old Business:

None

New Business:

Murphy Text Amendment – Matt Brandmeyer said he was working with Andrew Carruthers, Corey Murphy's attorney, to develop a text amendment that would potentially allow Mr. Murphy's business as a special use in the Agricultural district. Matt said by taking this step, Murphy was agreeable to withdrawing the rezoning application. Matt said that no assurances have been made that the text amendment or special use permit would be approved. He said one of the comments during the process was concern that a commercial zoning would allow future businesses to operate on the site without recourse. Matt said that a special use permit would address this concern. He added that it offers the opportunity to discuss how much business activity is permissible in the Ag district, particularly within residentially developed areas. Matt warned against approving the text amendment and then denying the special use permit. He said the standard of review is different for a special use permit, and it may not be legally defensible to approve one but not the other.

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for February 27th, 2014. Seconded by Mick Madison. Motion approved. All ayes.

Derek Jackson presented Resubdivision of Tracts 15 & 16 of Meadowbrook Little Farms – Minor Subdivision to the Committee. Jackson explained that the request is a four (4) lot minor subdivision request. Jackson stated that all zoning requirements were satisfied. Jackson stated that the subject subdivision was within 1.5 miles of the Village of Bethalto and that the Village has approved the request. Jack Minner made a motion to approve Tracts 15 & 16 of Meadowbrook Little Farms – Minor Subdivision. Seconded by Mick Madison. Motion approved. All ayes.

Kelly Tracy made a motion to approve the Purchase Order Report. Seconded by Jack Minner. Motion approved. All ayes.

Administrator's Report:

Matt Brandmeyer commented on two (2) memos that were included in the packet. He said they were getting close to issuing a permit for the Shadow Woods, Phase II subdivision. He said Scott Rose has been working with the Highway Dept., Jarvis Township, and the City of Troy to ensure that all issues have been addressed. Matt said the department is required to inform the P&D Committee when subdivision improvement permits are released, as per the subdivision ordinance.

Matt provided more information on records disposal, which he had briefly mentioned at the February P&D meeting. He said Tom Hawkins recently sent a memo to the Clerk's, Assessor's, and Auditor's offices to inform them of the disposal and to notify him within thirty (30) days if there were objections. He said that once the thirty (30) days has passed, they'll move forward with disposal.

Kelly Tracy made a motion to adjourn meeting. Seconded by Brenda Roosevelt. Motion approved. All ayes.

Meeting adjourned.