

**Madison County Plan Commission Meeting
April 19, 2016**

Members Present:

Don Grimm
Todd Shaw
Mike Busch
Lori Daiber
Charlie Yancey
Matt Pfund
Megan Riechmann

Members Absent:

Kelly Simpson
Kevin Limestall

Others Present:

Matt Brandmeyer
Derek Jackson
Stephen Ibendahl
Andi Campbell Yancey

Call of Meeting to Order:

Chairwoman Lori Daiber called the meeting to order at 6:00 pm.

Approval of Minutes:

Don Grimm made a motion to approve the minutes from March 2, 2016. Seconded by Charlie Yancey. Voice vote. All ayes. Motion approved.

Citizens Wishing to Address the Commission:

None.

Old Business:

None.

New Business:

Stephen Ibendahl presented a PowerPoint presentation to the Commission.* He began his presentation by giving a short recap of the March 2, 2016 meeting. Stephen then discussed the stakeholder meetings that took place in the spring and summer of 2015, identifying some of the key takeaways. Stephen explained that the purpose of the stakeholder engagement meetings was to identify key issues and priorities within the County, build awareness that the County is updating the comprehensive plan, and to receive citizen feedback on potential themes and areas of focus for the plan. Stephen explained that there was no planning staff present at the meetings so that stakeholders would feel comfortable expressing themselves freely and honestly.

Stephen described some of the countywide issues revealed through the stakeholder meetings. One item mentioned regularly was the value developers place on having consistent development standards throughout the County and the need for clear language explaining why those standards are in place – this was especially pronounced when discussing stormwater regulations. Stakeholders indicated that the language used to draft the

*Please note that copies of the PowerPoint Presentation are available upon request. Inquire with Andi Yancey from the Planning and Development Department.

regulations should reflect the gain involved by implementing those standards – such as economic advantages or gains in property value. Stephen stated that affordable housing stock was also a concern, most notably among new families and single professionals in areas of the County experiencing high volumes of new homes such as Edwardsville, Glen Carbon, and Maryville. Stephen stated that the stakeholder meetings also revealed a general lack of understanding of the County's role in processes and potential growth impacts, so public outreach and education will be important components of the comprehensive planning process. Stephen stated that housing and stormwater concerns were the two largest discussion points throughout stakeholder meetings.

Stephen stated that while the cost of housing was a concern in hot markets, industrial areas of the County expressed frustration with the struggle of attracting developers to their area to supplement the housing stock. Further, many industrial areas are struggling with older housing stock that is no longer marketable.

Stephen stated that other topics of conversation mentioned frequently throughout the stakeholder meetings were the impacts of the Mississippi River Bridge and the Regional Freight District. He stated that these two things were somewhat under the radar, but should be future drivers for growth in the County and the region.

Matt Brandmeyer reiterated the lack of understanding among municipalities regarding the impacts of growth. Matt stated that, as things are, the County inadvertently competes with municipalities for development – each subdivision or neighborhood developed in unincorporated Madison County is eliminating something that could be built within municipal limits.

Stephen stated that stakeholders believed that the County's role should include promoting infill development, being good stewards of unincorporated areas prior to annexation, educating municipalities on best practices, preparing brownfields for market, funding for infrastructure and maintenance, preserving future transportation corridors, promoting economic development and consolidation of services, encouraging a regional approach to sewer and stormwater, and ensuring a consistent playing field with development standards.

Stephen went on to discuss demographic and population trends within the County and where the County falls within the region as a whole, stating that Madison County has experienced the most growth of all the core counties within the region since the 1990's. Stephen explained that 80% of the County's population lives within incorporated areas of the County. Edwardsville has led the way in growth, followed by Maryville and Glen Carbon, whereas industrial areas such as Alton and Granite City have seen the largest decline in population.

Stephen also talked about educational attainment among County citizens, crediting the increases since the 1990's to the County's institutions of higher learning including SIUE, L&CCC, and SWIC. Stephen discussed how the County's educational attainment can act as an economic driver. He said that the regional chamber has an objective to increase the amount of bachelor's degrees obtained by residents because they realize the economic gains it can bring to the area.

Stephen then discussed broader demographic trends, such as the increase in the number of baby boomers transitioning into retirement and the idea of "aging in place" and the increase in the number of 18-24 year olds (or millennials). He also stated that the County has seen a decline in the number of 25-44 year olds (families) and a shift in population from industrial workers to educated professionals. Stephen discussed the implications these trends may have for the County.

Matt Brandmeyer elaborated on the County's decrease in population, attributing much of the shift to a lack of replacement in that the number of births within the County has not offset the number of deaths. Matt stated that while family sizes are decreasing, the building permit trends indicate an increase in new housing demand. Lori Daiber discussed the prevalence of assisted living facilities within the County and the slight decline in enrollment experienced by some of the County's school districts. Matt stated that many times these facilities are pushed out toward the edge of town, when they should be central to the town with easy and safe access to essential services. Matt talked more about the importance of attracting millennials and new families to the County.

Stephen moved on to discuss growth trends within the County, discussing the location of new homes and subdivisions developed within the County from 1999-2015. Stephen stated that 66% of new homes have been

located beyond .5 mile of municipal boundary. Stephen explained that when a stagnant tax base is spread across an ever-increasing area, communities face difficult challenges associated with the strain on community services, township highway departments, lack of sewer and stormwater infrastructure, and consumption of prime farmland.

Megan Reichmann inquired about the subdivision approval process and whether impact fees were collected to offset some of the costs associated with developing in a rural area. Matt Brandmeyer stated that, from a statutory standpoint, unless it's a zoning matter, the department does not have much authority to apply conditions to subdivisions. Matt stated that we would be discussing tools that could potentially be used to determine the impacts of development during the subdivision review process at the following Plan Commission meeting.

Don Grimm discussed emergency services within rural areas, explaining that the separate districts have agreements regarding the provision of services and are on a joint call out system. The districts collect taxes accordingly. Matt briefly introduced the LESA evaluation tool, stating that it was something we are considering adding to the subdivision review process. Megan stated that she would love to see additional considerations regarding private septic systems as well, explaining that soil maps created in the past show that the soil in Madison County is not appropriate for septic systems. Matt stated that we were going to be discussing private sewage concerns and existing conditions at subsequent meetings.

Stephen directed the conversation back to demographics, discussing some of the implications this type of large-lot, sprawling development has for the changing demographics in the County. Stephen explained that this type of development is not very accommodating to seniors wishing to age-in-place nor will it attract millennials to the County, as many young people express preferences for denser, more walkable neighborhoods.

Stephen also introduced other planning considerations within the County such as the I-55, I-255, and Route 3 Corridor Plans and the emergence of the freight network as a major economic driver. Matt Brandmeyer discussed the Census of Logistics and Transportation Businesses that Madison County Economic Development is undertaking in conjunction with the SIUE School of Business in order to create an inventory of the warehouse space. The census will include data such as the number of workers, square footage of the various warehouse spaces, investments made in the facility, as well as an inventory of the different uses taking place. They are hoping to use this data to attract similar and supplemental businesses to the area.

Stephen then discussed some of the denser residential neighborhoods within unincorporated Madison County including State Park, Eagle Park, Cottage Hills, Forest Homes, Miracle Manor, New Haven, and Meadowbrook and the issues that are prevalent within these areas. Some of the issues include a lack of infrastructure, property maintenance, pockets of crime and vandalism, the rise of renter-occupied homes, and property vacancies and abandonment. Matt discussed some of the investments the County has made in these areas and the potential for annexation of certain pockets. Matt stated that we would be discussing these areas further at subsequent meetings.

Stephen talked about some of the trends in comprehensive planning throughout the Midwest in areas with similar demographics to the County. Stephen stated that they would be conducting a second round of stakeholder meetings throughout the summer while continuing to build public awareness of the plan through existing outreach programs. Stephen wrapped up the meeting by discussing the framework process of the comprehensive plan and outlining what the Commission would be discussing at the following meeting in June.

Administrator's Report:

None.

Adjournment:

Don Grimm made a motion to adjourn the meeting. Seconded by Megan Reichmann. Voice vote. All ayes. Motion approved.

Meeting adjourned.