

PLANNING AND DEVELOPMENT COMMITTEE MEETING

January 19, 2016

Members Present:

Bill Meyer
Kelly Tracy
Brad Maxwell
Brenda Roosevelt
Robert Pollard

Members Absent:

Jack Minner
Helen Hawkins

Others Present:

Matt Brandmeyer	Vickie Hamlet	Nancy Nekola	Dillon Smith	Pam Dell
Emily Fultz	Raymond Kerkemeyer	Mary Jane Kerkemeyer	Stephanie Walters	Cody Kreamalmeyer
Kim Petzing	Lynne Cordellone	Deborah Hood	Marla Gaertner	Larry Gaertner
Andi Yancey	Jim Boeser	Kenny Jones	George Skidis	James Dycus
Mark Akeman	Donna Akeman	Anne Kamadulske	Cynthia Shwoder	Danny Gendusa

Approval of Minutes:

The meeting was called to order by Chairman Bill Meyer.

Brenda Roosevelt made a motion to approve the minutes from December 17, 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 January 7, 2016 zoning hearings. Mr. Jackson also presented two subdivision plats, Lowrance Acres and Long Acres Subdivision, to the committee. Mr. Jackson fielded questions from the Committee pertaining to the hearings and request.

Citizens Wishing to Address the Committee:

Dillon Smith, representing the 6245 Old Carpenter Road Trust and Mary Kreamalmeyer, addressed the committee on behalf of his petition for a Special Use Permit in order to continue the placement of a double-wide manufactured home at 6245 Old Carpenter Road. Mr. Smith explained that his request was recommended for denial due to the character of the area and a lack of hardship. Mr. Smith opined that the manufactured home is not disharmonious with the surrounding neighborhood and that the intent of the Special Use Permit has not changed since the original Special Use Permit was issued in 1985. Mr. Smith stated that the original occupants of the manufactured home did not own the property and were not elderly at the time the 1985 Special Use Permit was issued, and thus lacked hardship. Mr. Smith stated that the manufactured home had been placed on a permanent concrete foundation with brick skirting and two (2) permanent decks which, along with the lot, appraised at \$90,000. Mr. Smith concluded by stating that the property had not been cited for any ordinance violations in the thirty (30) years the manufactured home has been on the property and that the structure remains in good repair.

Donald Steven Wilper, property owner at 6315 Old Carpenter Road, spoke in opposition Dillon Smith's petition. Mr. Wilper stated that he, along with the other near-by property owners for whom he was speaking, do not care who resides at 6245 Old Carpenter Road, they are concerned "what they live in". Mr. Wilper stated that the most recent Special Use Permit, issued in 1992, stated that it was to be issued for the sole occupancy of Mary Kreamalmeyer and that when the need for the Special Use expires, the mobile home must be removed from the property. Mr. Wilper stated that the language of the permit is straightforward and that he and others in the area built and improved their homes with the understanding that the manufactured home would be removed once Mrs. Kreamalmeyer no longer resided there. Mr. Wipler stated that he and other property owners did not want their property values to decline due to the presence of a manufactured home rental property in the area. Mr. Wipler also stated that the appraisal Mr. Smith was referring to is over five (5) years old and would not be accepted by a lending institution and that manufactured homes never go up in value.

Cynthia Shrowder inquired as to why it was necessary for the Special Use Permit to be tied to a particular occupant, opining that if the property is well maintained and there are no nuisances it should not matter who resides there.

George Skidis, president of the Metro East Real Estate Investors' Association, stated that he supported Dillon Smith's petition.

A female attendant, who did not state her name on the record, expressed anger about the stipulation requiring the occupant's name to be advertised in the newspaper for manufactured home Special Use Permits.

Old Business:

Kelly Tracy made a motion to approve Lowrance Acres – 8 Lot Final Subdivision Plat. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion Approved.

New Business:

Kelly Tracy made a motion to approve the Resolution, Zoning Board of Appeals' Findings of Fact, and Recommendation for January 7, 2016 for the following Zoning Cases: Z15-0104, Z15-0106, Z15-0103, Z16-0003, and Z15-0107. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.

Brad Maxwell made a motion to approve Long Acres Subdivision– Minor Subdivision Plat. Seconded by Kelly Tracy. Voice vote. All ayes. Motion Approved.

Kelly Tracy made a motion to approve Acceptance of Streets into Township Highway Maintenance System. Seconded by Brad Maxwell. Voice vote. All ayes. Motion Approved.

Derek Jackson explained the Zoning Ordinance changes being proposed in appendix A of the Resolution Authorizing a Text Amendment to Chapter 93 of the Madison County Zoning Ordinance. Derek explained that many of the changes were clarification and clean-up items following the Madison County Ordinance codification. There were also updates to accessory structure regulations and Manufactured Home Special Use Permits.

Kelly Tracy made a motion to approve the Resolution Authorizing a Text Amendment to Chapter 93 of the Madison County Zoning Ordinance. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

Kim Petzing discussed the Green Seed Environmental grant and announced the applicants and recipients of grant funding.

Brenda Roosevelt made a motion to approve the Resolution Authorizing Madison County Green Schools "Green Seed" Environmental Grant FY2016. Seconded by Kelly Tracy. Roll call vote. All ayes. Motion approved.

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

Administrator's Report:

Matt Brandmeyer said the Madison County EMA worked tirelessly to complete flood assessments to turn into IEMA for a potential declaration. He said they have documented \$8 million of damage within incorporated areas and \$2 million in unincorporated areas. He said the Planning and Development Department has been helping by inspecting properties and documenting flood damage. He said the department also helped get the word out to townships and municipalities. He said that while the most visible flooding has been the Alton riverfront, there has been damage throughout unincorporated areas both within and outside of the floodplain. He said two mobile home parks were evacuated and received damage, several subdivisions experienced flash flooding (including retaining wall blow-out in Fox Creek), and nearly every road along Silver Creek was overtopped by the flood.

Emily Fultz discussed progress made to the Madison County Sustainability Plan with the Committee. Emily explained that there was a Technical Committee meeting on Friday, January 15. The Technical Committee, which is comprised of citizens and professionals from around the county, will help establish the public engagement process and help develop the plan as things progress. The Technical Committee developed five (5) topic items to help shape the public discussion and determine community values. These items include built environment, transportation and mobility, economic development, natural environment, and public services and facilities. Public engagement will take place in February and March, after which Emily will report back to the Committee to provide updates. Emily explained that the purpose of the Sustainability Plan is to ensure that the County is utilizing its funds in the best way possible and achieving long term goals with environmental grant funding – which is funded through landfill fees.

Matt said that the Stunkel SUP revocation is headed back to the ZBA for review. Matt said that the Stunkel team failed to meet the terms of the compliance agreement and are seeking an amendment. He said the matter was going to ZBA at their early January meeting, but the Chairman decided to put it back on the table for discussion. Matt said that it's likely time to move forward with the revocation. He said they haven't made progress on the floodway permit since the summer and they failed to extend the fence by the September deadline. He said he's not seeing a good faith effort on Stunkel's part. Matt said that the most compelling thing Stunkel could do is provide a letter of credit for the cost of the project. He said Stunkel has been allowed to delay progress nearly two years after the initial inspections and isn't compelled to do anything because he doesn't have skin in the game.

Matt asked the P&D Committee to provide input on re-forming the Plan Commission to update the County's Comprehensive Plan. He said he had identified 9 people who would like to serve on the commission and are well-qualified, but he wanted to get more input before making a recommendation for appointment.

Matt said that the I-55 Corridor development code has been delayed at Edwardsville for the last few months. He said the city has entered into a land deal with RLP Development that will provide the city with 70 acres for parkland in return for 16 acres at Governor's Parkway & Ridgeview along with some cash. He said that part of the agreement is for the city to provide commercial zoning and land uses that may not be compatible with the Town Center district in the I-55 code. Matt said that the city has essentially entered into a contract zoning outside the normal zoning process and after public hearings. Brad Maxwell expressed his frustration with the process. Matt said nothing has been decided yet, and he will continue monitoring the situation and report back.

Adjournment:

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

Meeting adjourned.