

**Planning and Development Committee
Minutes
June 13, 2016**

Members Present:

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

Members Absent:

None

Others Present:

Matt Brandmeyer
Derek Jackson
Andi Yancey
Breana Lamb
Leroy Walls
Freddie Kutter
David Mueller

Approval of Minutes:

The meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve the minutes from May 16, 2016. 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 May 26 and June 2, 2016 zoning hearings and presented Citrowske Farms, a minor subdivision plat tied to zoning request Z16-0040, to the Committee. Derek fielded questions from the Committee pertaining to the hearing petitions and subdivision request.

Citizens Wishing to Address the Committee:

Leroy Walls spoke on behalf of his petition requesting variances in order to create two tracts of land that are 1.5 acres in area and that have 145.25 feet of property width and a variance in order for the dwelling unit on each proposed lot to be 40 feet from the north and south property lines. Mr. Walls stated that one factor that encouraged him to make the variance request and pay the submittal fee was that the adjoining property to the west was a 1.5 acre tract, setting a precedent for substandard sized lots in the area. Mr. Walls stated that when viewing the GIS aerial, the tract to the west of his appeared to be half the size of his 3 acre tract, and that he had yet to see any documentation stating otherwise. Mr. Walls stated that there were several housing units in the immediate area, and that while the properties are zoned "A" Agriculture, the character of the area is residential and he believes that the highest and best use of his 3 acres would be single-family dwellings. Mr. Walls also spoke to the tax revenue that would be generated by the two proposed dwellings, which will be worth at least \$300K each. Mr. Walls stated that the setback variances were required because he wishes to build a bigger house than the required building setbacks would allow. Kelly Tracy asked Derek Jackson if any additional variances would be required and whether the proposed lots were appropriate for the proposed dwellings. Derek stated that Mr. Walls would need nothing further than the setback and property width variances, which were being requested due to the size of the proposed houses and not necessarily due to lot size. Robert Pollard asked what the sewer situation would be. Derek said that both homes would need to utilize a private sewage system, and that they could put a note on the subdivision plat requiring that they be subsurface. Brenda Roosevelt asked how large the adjoining property to the west is. Derek stated that the GIS system shows the lot to be 1.5 acres, but explained that the

deed and records at the Maps and Plats Department show the lot to be 2 acres in size – Derek stated he believed this was due to a mapping error in the GIS system. Kelly Tracy asked why the lot size of the adjoining property to the west was so important. Derek stated that the sized of the property matters in this case because the ZBA denied Mr. Walls’ request based on the fact that there were no substandard size lots in the area. Ms. Tracy stated that she isn’t comfortable denying Mr. Walls request based on neighbor opposition alone. Brenda Roosevelt inquired whether the new homes would be for Mr. Walls and his parents. Mr. Walls stated that he had initially hoped that would be the case, but that it was not certain at this point. Brad Maxwell inquired about the soil quality, asking if we could require soil evaluation. Matt stated that we could provide something from a neighboring property regarding soil quality, but that we would want site plans and layouts for the proposed dwellings.

Freddie Kutter address the committee on behalf of his petition requesting a special use permit in order to have a remote control race track on site at 435 West McArthur in Cottage Hills. Mr. Kutter acknowledged existing violations on the site and explained how he would be addressing them. Mr. Kutter also described his parking plan and the layout of the proposed RC race tracks and related lighting and signage. Mr. Kutter stated that the tracks would be constructed of hard clay with 30 degree banks along the corners. Brad Maxwell inquired whether the cars would be gas or battery powered. Mr. Kutter explained that about 99.5% of the cars were battery powered and that they had not had anyone bring a gas powered one to the track. Mr. Kutter stated that the cars must be 1/8 scale. Matt Brandmeyer inquired about the use of a PA system. Mr. Kutter stated that there would be someone calling the races, but that it would be right at the track area and should not produce much noise. Mr. Kutter also requested an extension of the ZBA approved hours of operation from 12PM to 8PM Monday through Saturday to 12PM to 10PM Monday through Sunday. Derek Jackson explained that 10PM is when the noise ordinance comes into effect. Brenda Roosevelt inquired about the existing violations. Derek stated that staff observed 6 unlicensed vehicles, junk and debris, and open burning and that there was a condition of approval requiring Mr. Kutter to address all outstanding violations.

Old Business:

Kelly Tracy made a motion to accept Phillip Dean’s withdrawal of petition Z16-0023. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.*

New Business:

Kelly Tracy made a motion to separate Resolution Z16-0030 from Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations from May 26 and June 2, 2016 and to table the item until the next Planning & Development Committee meeting. Seconded by Brad Maxwell. Voice vote. All ayes.

Brad Maxwell requested to separate Resolutions Z16-0042 and Z16-0039 from Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations from May 26 and June 2, 2016.

Kelly Tracy made a motion to approve Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations from May 26 and June 2, 2016 (excepting Resolutions Z16-0030, Z16-0042, and Z16-0039). Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion approved.

Brad Maxwell stated that he had questions regarding Resolution Z16-0042, the petition of Andrew and Mary Kerkemeyer, requesting variances in order to create a tract of land that is .87 acres in area, in order to build a single-family dwelling that will be 25 feet from the front and rear property lines, and in order to have an existing private sewage system on a lot that is less than the required 40,000 square feet. Mr. Maxwell questioned the ZBA’s decision to approve Mr. Kerkemeyer’s variance to create a .87 acre tract with a subsurface private sewage system, yet to deny a request to create a lot that is 1.5 acres instead of the required two. Mr. Maxwell stated that Mr. Kerkemeyer has enough land to meet the two acre minimum lot size requirement, so he believes the hardship is self-inflicted. He stated that the Kerkemeyers’ decision to request a reduced lot size is more out of convenience than an actual hardship. Kelly Tracy and Brenda Roosevelt agreed with Mr. Maxwell’s assessment of the situation. Brad Maxwell stated that he’d like to table the item until the following meeting to hear what the applicant has to say regarding the request.

Brad Maxwell made a motion to table Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z16-0042. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation as amended by the Planning and Development Committee for Zoning File Z16-0039. Seconded by Jack Minner. Voice vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve Citrowske Farms – Minor Subdivision Plat pending County Board approval of Resolution Z16-0040. Seconded by Hellen Hawkins. Voice vote. All ayes. Motion approved.

Administrator’s Report:

Matt Brandmeyer updated the committee on the I-55 Corridor Plan, explaining that Edwardsville had held a few meetings on the plan and was in the process of adopting a version very similar to where it was six months ago. Matt stated that, at this point, Edwardsville had included architectural standards requiring a certain amount of brick on the front and sides of detached single-family homes. Matt stated that Edwardsville would be holding another meeting on Wednesday and that they’d likely be discussing some administrative changes to the permit review process in hopes of expediting their process. Brenda Roosevelt asked about Glen Carbon. Matt stated that Glen Carbon had already adopted the plan without the architectural standards. Matt stated that it looked like Edwardsville would be passing the plan on July 5th, and, if that’s the case, we would likely be moving forward with the plan at the July meeting. Matt stated that we could speak to the architectural standards within our version of the I-55 Code, but that we did not have to. Brenda Roosevelt asked if that defeated the purpose of the agreement. Matt stated that Edwardsville, Glen Carbon, and Madison County would each have small variations within their version of the code. Matt stated that he feels the market should regulate architectural plans, and he didn’t think it seemed necessary, particularly since homes are high quality in that area. Brad Maxwell inquired if there were going to be additional cutouts on Governor’s Parkway. Matt stated that there was nothing planned.

Matt also briefed the committee on the Economic Impact Analysis for the Gateway Center/ Warehouse District. Matt stated that we would be partnering with the Community Development Department and the SIUE School of Business, along with a few others, in order to identify the amount of square footage, the property value, the number of jobs, the salaries, and additional data and indicators to measure the economic impact of the Warehouse District in Madison County. Matt stated that a census of this kind has never been done on the Warehouse District. Matt stated that Frank Miles put the partnership together, and it’s projected to cost \$35,000. An outside partner is going to pay for half, the Economic Development Department will contribute \$5,000, and Planning and Development would like to provide \$13,000 from our Comprehensive Plan budget. Matt stated that this information will be useful in developing the plan.

Adjournment:

Jack Minner made a motion to adjourn the meeting. Seconded by Brenda Roosevelt. Voice vote. All ayes. Motion approved.

Meeting adjourned.

*Please note that Resolution Z16-0023 was removed from the June 13, 2016 Planning and Development Committee Meeting Agenda following the applicant’s decision to withdraw his request for a special use permit for a dog kennel. As the Committee voted to approve the withdrawal of the application, we will include the item on the July Agenda and hold another vote.