Planning and Development Committee
Meeting Minutes for February 2, 2017

Members Present:
Brad Maxwell, Chairman
Robert Pollard
Larry Trucano
David Michael
Philip Chapman
Mick Madison
Ray Wesley

Members Absent:
Nick Petrillo

Others Present:
Matt Brandmeyer
Andi Yancey
Breana Lamb
Chris Doucleff
Steve Brendel
Jamie Goggin
Joan and Kim Ketcham
Natasha Stellhorn
Trent Long
Dennis Kress

Call of Meeting to Order and Roll Call:
Chairman Brad Maxwell called the regular meeting of the Planning and Development Committee to order at 5:00 p.m.

Approval of Minutes:
Mr. Maxwell stated that Mr. Philip Chapman identified on the top of page seven (7), the fifteenth word is the wrong context. Mr. Chapman stated the word should be effect instead of affect. Ray Wesley made a motion to approve the minutes from January 5, 2017 as corrected. Seconded by Mr. Chapman. Voice vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:
Mr. Brandmeyer stated that Derek Jackson is now with the City of Highland. Mr. Brandmeyer said that the committee will be receiving reports from Mrs. Yancey, Ms. Lamb, and himself. Mr. Brandmeyer stated he will now be doing the presentations for the committee.

Mr. Brandmeyer discussed zoning case Z16-0063, the petition KSEM Inc., requesting a special use permit in order to operate an agricultural implement & machinery service and repair & welding establishment. The petition was postponed at the December 19th meeting until the February meeting at the applicant’s request. Mr. Brandmeyer explained the petition had gone before the County Board in September and was sent back to the Planning and Development Committee for more
information. The proposed 20,000 sq. ft. building would be located 68 feet from the adjoining property to the north. There was discussion during the October 17th meeting that the building would be 120 feet from the adjoining property but the Planning & Development Department did not receive a site plan indicating the increase in distance.

Mr. Brandmeyer presented Hummingbird Hill, a two lot minor subdivision plat located in District #4. He explained that the subdivision met all zoning and subdivision requirements and there were not any drainage or private sewage concerns.

Mr. Brandmeyer also introduced Huster’s Subdivision, a two lot minor subdivision plat located in District #25. Mr. Brandmeyer indicated that there is a private roadway easement agreement signed by all users, granting Lot 2 ingress and egress and satisfying the road frontage requirement. Mr. Brandmeyer stated that the subdivision met all zoning and subdivision requirements and that there were no drainage or private sewage concerns.

Citizens Wishing to Address the Committee:

Natasha Stellhorn, property owner at 6201 Swarm Lane, spoke in regard to the KSEM Inc. zoning petition. Ms. Stellhorn and surrounding property owners signed a petition in opposition to zoning petition. Ms. Stellhorn stated she has concerns that this is a manufacturing business in an agriculture area. Ms. Stellhorn stated that she and surrounding property owners also have concerns regarding pollution, environmental impacts, stormwater drainage, building setbacks, depreciation of property values, lighting, noise, and traffic. Ms. Stellhorn mentioned all of these concerns in her August 1 and August 7 letters to the Planning & Development Committee. Ms. Stellhorn felt that the application that KSEM Inc. submitted was not complete, as they did not submit an area and impact statement. Ms. Stellhorn felt the application was ambiguous and did not state exactly what KSEM Inc. planned on doing. Ms. Stellhorn indicated that she felt that they are compromising the character of the neighborhood.

Chairman Maxwell asked for an explanation of the petition signed by Ms. Stellhorn and surrounding property owners because there are several new committee members that need an explanation. Ms. Stellhorn said that the ordinance states if a property owner has 20 percent or more of the frontage immediately adjoining the proposal property, an individual can submit a petition requiring a 2/3 vote for the zoning hearing at County Board should the Planning & Development Committee recommended approval, instead of a simple majority vote.

Philip Chapman asked Ms. Stellhorn if she had any additional concerns regarding the request and why she decided to submit a second letter. Ms. Stellhorn indicated one of the letters was for the Zoning Board of Appeals (ZBA) and she felt she needed to be more concise. Mr. Chapman asked Ms. Stellhorn if she feels the concerns she raised in the original letter have been addressed by subsequent KSEM proposals or if she feels they are still outside of the ordinances. Ms. Stellhorn indicated she feels it is still outside of the ordinance, reiterating her concerns regarding drainage on the property.

Chairman Maxwell indicated that the zoning petition was tabled at committee in August and recommended for denial in September, after which the zoning petition was returned to the committee from County Board to be reconsidered. Mr. Maxwell explained that the Planning & Development Committee had been waiting for adjustments from the applicant and now it is going forward again as the original file did at that point.

Mr. Wesley asked if the department had their questions addressed as they consider the petition today. Mr. Brandmeyer indicated that some information is unclear. The information that was received on October 13, 2016, shows a smaller building, 17,280 square feet, and the proposed building had been moved from 68 feet from the north property line to 110 feet from the north property line. Mr. Brandmeyer said he wasn’t sure of these details at this point.

Mr. Brandmeyer stated there was discussion about the use of the building and the applicants indicated it would be used for storage to supplement their current operation. The proposal was for a Special Use Permit in order to have a welding business in an Agriculture District. As additional information was provided by KSEM Inc., it was determined that the desired use was closer to a manufacturing use instead of merely a welding use.

Mr. Wesley inquired if the issues raised by surrounding property owners had been addressed. Ms. Stellhorn indicated that they have not been addressed because she felt they provided a blanket statement and did not specifically say how they would address specific issues. Mr. Wesley indicated that they have addressed it by saying they are not going to do anything. Chairman Maxwell stated Mr. Wesley’s question will be answered by the owners.

Mr. Chapman stated that verbal statements do not hold weight in the situation, people can say whatever they want, to get what they want, which is not necessarily the situation, but one can only go by what is written on the piece of paper. Mr.
Chapman elaborated, explaining that the applicants can say that they will only do welding, but the piece of paper indicates they are engaged in manufacturing. Mr. Chapman indicated he has a problem with a manufacturing business operating in an agriculturally zoned area. Mr. Chapman said there is a large amount of people around the property that say they do not want this in their area. Mr. Brandmeyer stated it is probably over 50 percent. Mr. Chapman stated that over half are against it and he is not inclined to grant a variance at this time.

Joan Ketcham, KSEM Inc. owner, spoke in regard to the zoning petition for KSEM Inc. Mrs. Ketcham described what their business does and explained that the business needs to expand. Mrs. Ketcham explained the process they went through for the zoning hearing. She said they were tired of the delays and wanted to move forward. Mrs. Ketcham addressed issues on traffic and property values, which neighbors had expressed concerns about. Mrs. Ketcham stated that the drainage of the property stays on their property. Mrs. Ketcham stated they have not received a noise complaint from their current shop which is closer to residential dwellings than the proposed property. Mrs. Ketcham stated they have done what they could by agreeing to regulations and increasing their site distance from the adjoining property owner. Mrs. Ketcham stated that at this point they wanted to go back to their initial plan to be zoned to B-3.

Mr. Madison asked how many tractor trailers they expected to visit their property per day or per week. Mrs. Ketcham stated that there would be maybe 3 to 4 a week. Mr. Madison asked how noisy they perceive their business to be now. Mrs. Ketcham indicated that they don’t have any insulation at their current business and that because of the distance from the proposed building location to the residential dwellings there wouldn’t be much noise. Mr. Madison indicated that Mr. Ketcham reached out to him about adding more distance between the proposed building location and the adjoining property line. Mr. Madison indicated he does not see how the business will affect any of the property owners except the one to the north of the property. Mr. Madison wanted the committee to be aware that the committee does not have to follow the Comprehensive Plan verbatim and that exceptions are made.

Mr. Wesley inquired about the proposed hours of operation. Mrs. Ketcham indicated it can vary, depending on working conditions, it could be six in the morning until six in the evening. Mrs. Ketcham indicated it is 5 days a week and there are occasional Saturdays they would be operating business.

Steve Hefflin, 6201 Swarm Lane, spoke about his concerns with noise, lights, and drainage. Mr. Hefflin indicated that the water on the property drains towards his property, explaining that the creek is now silted in causing the water go through his yard and into the garage. Mr. Hefflin indicated that the water runoff would inevitably come to his property. Mr. Hefflin showed the committee his property and the creek that runs onto his land. Mr. Madison asked if Mr. Hefflin has tried to work with Mr. Ketcham about fixing the issues with the creek. Mr. Hefflin stated he has not been successful. Mr. Madison asked Mr. Hefflin if he had offered to address the drainage issues on Mr. Ketcham’s property himself. Mr. Hefflin stated he had.

Patty Tracy, 6260 Swarm Lane, spoke in regard to her concerns regarding property value. Ms. Tracy stated that she had purchased her property 30 years ago and it is part of their retirement, explaining that they are concerned about the resale value of their property should the request be approved. She also indicated concerns about the other issues brought up by Ms. Stellhorn.

Kim Ketcham, owner of KSEM Inc., spoke in regard to his zoning petition. Mr. Ketcham reiterated how close their existing business is to residential properties and that they have never received a noise complaint. Mr. Ketcham spoke about noise levels caused by his business. Mr. Ketcham discussed the drainage issues that Mr. Hefflin previously mentioned and indicated that it is not an issue. Mr. Ketcham reiterated Mrs. Ketcham’s statement regarding number of semi-trucks that would visit their property (three or four per week), and he indicated there would not be any additional traffic added to the road.

Mr. Madison asked for the proposed dimensions of the building. Mr. Ketcham stated that it depends on where it is placed. If he could have it where he originally proposed, he would do a 35,000 square foot building, explaining that the further south the building is, the smaller the square footage must be. Mr. Ketcham stated he would like to initially erect a 90 x 100 building with an addition of 90 x 100 later on, if necessary. Mr. Madison asked what the building would look like finished. Mr. Ketcham indicated it would be metal siding and a metal roof.

Mr. Wesley asked if they have considered any engineering controls to eliminate the stormwater issues such as a storm sewer. Mr. Ketcham stated that there aren’t any storm sewers by his property. Mr. Ketcham discussed how the drainage runs on his property. Mr. Wesley and Mr. Ketcham discussed the possibility of a pump to help with stormwater issues.
Mr. Chapman asked if their expansion would lead to more employees. Mr. Ketcham stated that it would not. Mr. Chapman asked if Mr. Ketcham had reached out to the neighbors regarding flood issues in their garage. Mr. Ketcham stated that after the last meeting, he spoke with all those opposed to the request. A discussion ensued about the communication with the surrounding property owners.

Mr. Goggin asked how far the proposed building is from the adjoining property owner. Mr. Ketcham stated it would be 110 feet from the property.

Trent Long addressed the committee in support of allowing post-frame structures to be used as homes. He indicated that it is not allowed within Madison County. Mr. Brandmeyer stated that this was not the case and that they are allowed. This type of construction meets the zoning code, but there must be drawings which show that it will meet the International Building Code for residential structures. Mr. Brandmeyer stated that metal panels are not allowed but metal siding is permissible. A discussion ensued about post-frame structures.

Unfinished Business:

Mr. Brandmeyer provided details about the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Z16-0063, petition of KSEM, Inc., requesting a special use permit in order to operate an agricultural implement and machinery service & repair and welding establishment. Also, a variance in order to erect a fence that will be 8 feet tall instead of the allowable 6 feet.

Chairman Maxwell opened up a discussion for the committee.

Mr. Madison stated that he would like to hear the opinions of Mr. and Mrs. Porter on the issue. He would be inclined to approve it, contingent on whether the Porters agreed with the setback distance. Chairman Maxwell asked if the Porters were part of the petition, it was determined that they were. A discussion ensued about the Porter’s stance on the issue.

Mr. Pollard stated that his concerns are starting manufacturing businesses in agriculturally zoned districts. He does not want to start a precedent for this type of development. Mr. Chapman asked Mr. Brandmeyer how many developments similar to the proposed development have been approved in the past. Mr. Brandmeyer stated that there is precedence from some commercial activity, but the Committee needs to have discussion about what commercial operations should be allowed in an agricultural area. Mr. Brandmeyer continued to state consideration items for a decision on this type of development including consideration of the comprehensive plan, physical impacts on neighboring properties, and a negative impact on property values. Mr. Chapman asked Mr. Brandmeyer if the proposal would affect property values. Mr. Brandmeyer said he’s not an appraiser and would be comfortable opining on the property value.

Mr. Madison made a motion to approve the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Z16-0063, the petition of Kim and Joan Ketcham, contingent on Mr. Ketcham and Mr. Porter working out the setback distance of the business and coming back to Planning & Development committee with an agreement or stating they cannot agree. Chairman Maxwell stated that Mr. Madison’s motion would be to table the petition until they had the opportunity to speak. Mr. Madison made a motion to table the petition until the Ketchams and the Porters can agree on the distance of the proposed development from the north property line. Mr. Chapman suggested using the word postpone instead of “table” as it can kill an issue and, in his opinion, has been used in the wrong way. A discussion ensued about the use of postponed or tabling. Chairman Maxwell asked for a second to Mr. Madison’s motion. No second was offered. Motion failed. Chairman Maxwell reopened the discussion.

Mr. Goggin indicated that the KSEM Inc. petition is within his district and he has visited all of the neighbors and the location of the proposed development. Mr. Goggin stated that he thinks it will impact their property values and he indicated he would like to see the petition denied.

Mr. Pollard made a motion to deny the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Z16-0063, the petition of Kim and Joan Ketcham, requesting a special use permit in order to operate an agricultural implement and machinery service & repair and welding establishment. Also, a variance in order to erect a fence that will be 8 feet tall instead of the allowable 6 feet. Seconded by Philip Chapman. Voice vote. Ayes to the motion: Philip Chapman, Raymond Wesley, Larry Trucano, and Robert Pollard. Nays to the motion: Mick Madison and David Michael. Motion approved.

New Business:

Mick Madison made a motion to approve Hummingbird Hill – Two Lot Minor Subdivision Plat. Seconded by Ray Wesley. Voice vote. All ayes. Motion approved.
Ray Wesley made a motion to approve the Huster’s Subdivision – Two Lot Minor Subdivision Plat. Seconded by Mick Madison. Voice vote. All ayes. Motion approved.

Mr. Brandmeyer discussed the Resolution Authorizing a Groundwater Use Restriction Ordinance for the Closing of the Collinsville Landfill, stating that it is standard procedure for the Illinois Environmental Protection Agency (IEPA) in order to close the landfill and that it would no longer allow for any new well permits for potable water.

Mr. Madison stated that the Caseyville Water District may or may not have been informed about this resolution and it does affect some of the property owners, asking Mr. Brandmeyer if this was correct. Mr. Brandmeyer stated it is within the Caseyville Water District and it affects the people currently using the water. Dennis Kress stated that he spoke with the Caseyville Public Works Director and within the portion of the Caseyville Water District that it will affect, all of the property owners are currently on the city water. There were no objections to the resolution. Chairman Maxwell stated that this resolution is so that no one can drill a new well. Mr. Kress indicated that wells can be drilled for geothermal use and agricultural use but not potable water. A discussion ensued regarding the details of the Collinsville Landfill.

Mr. Chapman stated that in order to prevent sickness we must do our diligence and take action. Mr. Kress stated this a question about public health.

Philip Chapman made a motion to approve the Groundwater Use Restriction Ordinance for the Closing of the Collinsville Landfill. Seconded by David Michael. Voice vote. All ayes. Motion approved.

Mr. Brandmeyer introduced a resolution to contract with the i5 consultant group for the Comprehensive Plan. Mr. Chapman asked if there is a public employee that can do this work in order to cut the cost while using available resources. Mr. Brandmeyer stated that most of the scope of work will be completed in house by planning staff. Mr. Chapman stated that it is approximately $5,000 per month to do this work and wanted to know if the cost could be cut further. Mr. Brandmeyer stated that typically costs for Comprehensive Plans is around $150-250,000. Mr. Chapman asked if i5 provides an expertise that is not currently in the office. Mr. Brandmeyer stated that the i5 Group has more experience in public engagement and agricultural issues.

Mr. Wesley asked how long have we been working on the Comprehensive Plan. Mr. Brandmeyer stated Planning & Development has been collecting information since he started 7 years ago. Mr. Brandmeyer stated about a year ago was the first Plan Commission meeting and that the first phase of meetings was just wrapped up in November of 2016. Mr. Brandmeyer said that the current Comprehensive Plan is the 2020 Land-Use plan that has a lot of older information and needs updated. The current Comprehensive Plan does not take into consideration the building boom of the early 2000’s, the impacts of the recession, and most importantly, municipal growth within the county. Mr. Brandmeyer stated that the new Comprehensive Plan should be reviewed every 5 years and there should not be a complete rewrite for another 15-20 years.

Mr. Wesley asked how much money is currently invested into the Comprehensive Plan. Mr. Brandmeyer stated $20,000 from last year which brings the total to between $70-80,000. Mr. Brandmeyer stated there is no intention to continue with this process once it is completed and there is a final and adoptable plan. Mr. Brandmeyer stated he hopes it will be adopted by the end of this year.

Mr. Madison asked how many times the department has paid consultants to work on the Comprehensive Plan. Mr. Brandmeyer stated it has mainly been Mr. Ibendahl that has been paid. Mr. Madison indicated that there was another consultant he remembered he voted on when he was on the committee last. Mr. Brandmeyer stated it could have been the Stakeholder meetings for the plan that he is referring to. Mr. Madison stated he is inclined to talk to the County Board Chairman to make sure he knows what the work will be about. Mick Madison made a motion to table the Resolution Authorizing an Agreement for Comprehensive Plan Consulting Services with the i5 Group for one month until the next meeting. No second offered. Motion failed.

Chairman Maxwell reopened discussion on the Comprehensive Plan Consultant Resolution.


Mr. Brandmeyer stated that we provide Madison County Stormwater District with $39,000 each year in order to provide services such as NPDES permits and address drainage issues in agriculture areas where they meet the built environment. Chairman Maxwell asked where the money comes from to fund the Soil and Water District. Mr. Brandmeyer stated it comes...
from the landfill fees which is the host fee account. Chairman Maxwell informed that committee that we have to use the money generated by landfill tipping fees a specific way because of state regulations. Mr. Brandmeyer indicated that this was correct. A discussion ensued about how the landfill fee money is generated.

Ray Wesley made a motion to approve the Resolution Authorizing a Grant for Yearly Funding to the Madison County Soil and Water Conservation District FY 2017. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved.

Eve Drueke, Madison County Green Schools Coordinator, provided an overview of services provided by the Green School Program to schools within Madison County. Mr. Wesley asked about how the grants are decided on and distributed. Ms. Drueke explained the grant review and approval process. Mr. Wesley asked how the other half of the budget, not for grants, is spent. Ms. Drueke explained what the remaining budget is used for including a teacher’s workshop, recycling programs, and award programs.

Mr. Chapman asked if any of the awards go to private individuals. Ms. Drueke stated that there are awards that are given to individuals such as contest winners in small amounts. Mr. Chapman asked if small amounts would be $50. Ms. Drueke stated that would be a small amount. Chairman Maxwell stated that in the past Kindle’s have also been given away to students depending on the age range. Chairman Maxwell that a nominal award is given to the student to identify their accomplishment and that the awards are presented at County Board.


Kim Petzing spoke in regard to the Resolution Authorizing a Contract for Recycling Station Roll-Off Dumpsters. Ms. Petzing discussed the roll-off dumpster recycling program. Ms. Petzing stated that the program collects over 500 tons of recycling. Madison County also offers curbside bins. They are given to municipalities and waste haulers, which in turn provide them to their residents for recycling. Ms. Petzing stated that the Purchase Request is in order to purchase more of the curbside bins.

Mr. Trucano asked if the budget comes from tipping fees. Ms. Petzing indicated that this was the case. Mr. Chapman asked for the estimated amount of waste diverted from the landfill. Ms. Petzing indicated that most recent estimates indicated that 35 percent of waste was being diverted, but she is working on getting the latest estimate.

Larry Trucano made a motion to approve the Resolution Authorizing a Contract for Recycling Station Roll-Off Dumpsters. Seconded by Philip Chapman. Roll call vote. All ayes. Motion approved.

David Michael made a motion to approve the Purchase Request for Curbside Residential Recycling Bins. Seconded by Ray Wesley. Roll call vote. All ayes. Motion approved.

Mick Madison made a motion to approve the Purchase Order Report. Seconded by Philip Chapman. Roll call vote. All ayes. Motion approved.

Administrator’s Report:

Mr. Brandmeyer said that this was the budget meeting of the year. Mr. Brandmeyer stated to look forward to the environmental grants that are part of the Sustainability & Recycling program— they should be coming within the next few months. Mr. Brandmeyer stated that there is a drainage project that was accounted for within the budget. Mr. Brandmeyer is getting information on whether we will be moving forward in a partnership pertaining to this project.

Mr. Brandmeyer discussed the issue that was brought to attention by Trent Long about using pole-barn as residential dwellings. He said he was surprised by Trent’s visit because he had already indicated they were permitted and told him we needed to review the plans in order to issue a permit.

Mr. Brandmeyer stated planning staff has reviewed permit fees in other jurisdictions to compare with the County’s fees. He said the County is on the lower end of scale, but we are not looking into increasing them. He said staff is conducting a transparency audit and we will have a report on that next month.

Adjournment:

Ray Wesley made a motion to adjourn the meeting. Seconded by Robert Pollard. Voice vote. All ayes. Motion approved. Meeting adjourned.