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

Members Absent:
Phillip Chapman
Mick Madison

Others Present:
Matt Brandmeyer
Andi Yancey
Breana Buncher
Chris Doucleff

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. and conducted roll call.

Approval of Minutes:
Mr. Wesley made a motion to approve the minutes from April 19, 2018. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:
Mrs. Yancey introduced Resolution Z18-0022, petition of Jose Del Rio, owner of record requesting a zoning map amendment in order to rezone a 0.16 acre tract of land from “A” Agriculture District to “R-4” Single-Family Residential District and a special use permit in order to place a single-wide manufactured home on site for the sole occupancy of Katy Del Rio and family for a period not to exceed five years. Mrs. Yancey stated that it is located within the State Park neighborhood along the west and north of the neighborhood there are parcels with agriculture zoning designation which is inappropriate for the use. Mrs. Yancey stated that staff is seeking out a blanket rezoning of these parcels. Mrs. Yancey stated that the committee could approve the map amendment and the mobile home placement, deny the map amendment and the zoning placement, or approve the map amendment and deny the mobile home placement. Mrs. Yancey stated that the City of Collinsville is strongly opposed to the new placement as it is not in accordance with Cahokia Mounds’ Long Range Plan and staff agrees and is not in support of the mobile home placement as well. Mrs. Yancey stated that the lot requires private sewage and staff requested documentation showing that the existing system is functioning and it was not provided. Mrs. Yancey said that there was an adjoining property owner in attendance who was against the placement due to concerns of property values. ZBA recommended approval.

Mr. Wesley asked how it got the agriculture designation and Mrs. Yancey stated that the subdivision was platted before the zoning map was adopted and was an error. Mr. Brandmeyer stated that it wasn’t an error there just were not steps taken to change the zoning designation. Mr. Brandmeyer said that the default status for the entire unincorporated county is agriculture.
Mrs. Yancey discussed Resolution Z18-0021, petition of Viridiana Del Rio, owner of record, requesting a zoning map amendment in order to rezone a 0.49 acre tract of land from “A” Agriculture District to “R-4” Single-Family Residential District, a special use permit in order to continue placement of a double-wide manufactured home on site for the sole occupancy of Viridiana Del Rio and family for a period not to exceed five years. Also, variances for an existing barn that is used to stable horses to be 2 feet from the west and east property lines instead of the required 50 feet and to have 3 horses on 0.49 acres instead of the required 3 acres. Mrs. Yancey said that the Zoning Board of Appeals felt the request were not detrimental to the area and recommended approval on all portions of the request. Mrs. Yancey said that there is multiple portions to the request which are a zoning map amendment, special use permit for a continued mobile home placement, variance for the barn and horses.

Mr. Wesley asked what the downside of having the stable 2 feet from the property line and Mrs. Yancey stated that the regulation is to deter any impact such as smell that horses could have on adjoining properties. Mr. Brandmeyer said that the amount of change is an issue and if it is approved, a precedent may be established indicating it is okay to have a horse stable 2 feet from the property line. Mr. Wesley asked for staff’s position on the request as they provided one for the first request and Mrs. Yancey stated that the City of Collinsville stated that they were not opposed to this request as long as it is not beyond the five year continuance and that the committee should keep in mind that if the variance requests are approved they are setting a precedence. Mr. Brandmeyer stated that if Mr. Wesley was asking for a recommendation, that the difference between the two requests is that the first one would not be able to meet private sewage requirements and if committee was to move forward with the special use permit and require the department to deny the placement as a result of private sewage, it would make the department in a better position if everything was denied. Mr. Brandmeyer stated that the first one is an existing condition and is within the character of the neighborhood. Mr. Wesley asked if there was any opposition and Mrs. Yancey stated that there was not. Mr. Maxwell asked if both requests were on private sewage and she stated that was correct.

Mrs. Yancey introduced Resolution Z18-0026, petition of Jerry & Gwendolyn Fuller, owners of record, and Katelyn E. Wense, occupant of manufactured home, requesting a special use permit in order to continue placement of a single-wide manufactured home for the sole occupancy of Katelyn E. Wense, for a period not to exceed five years. Mrs. Yancey stated at the hearing, Mrs. Fuller stated that she is disabled and that Katelyn Wense, her granddaughter, will live there and assist her. Mrs. Yancey said that a petition of support was submitted by adjoining property owners and there was no opposition and the ZBA recommended approval.

Mrs. Yancey discussed Fawn View Meadows Subdivision stated that she failed to mention aloud a variance request that was mentioned in the report. Mrs. Yancey stated that Mr. Gower is proposing to have the road 24 feet in width instead of the code requirement which is 28 feet. Mrs. Yancey stated that staff is not too concerned with the variance given the setbacks of the dwellings as there should be about 50 feet of driveway space which should deter street parking. Mr. Petrillo stated that a precedent for variance on width could set a precedence for the future. A discussion ensued about the decrease in pavement costs and parking.

Mrs. Yancey discussed Resolution Z18-0016, petition of Joseph K. Garwood, owner of record, requesting a zoning map amendment to rezone a 1.36-acre tract of land from "R-3" Single-Family Residential District to "B-5" Planned Business District. Mrs. Yancey said that the junk and debris has been completely cleaned up and is in great shape and they complied fully with our request.

Pre-Application Presentation:
None.

Citizens Wishing to Address the Committee:
None.

Unfinished Business:
Mrs. Yancey discussed the details of a B-5 Planned Business Districts. Mr. Wesley made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendations for Zoning File Z18-0016, petition of Joseph K. Garwood,
owner of record, requesting a zoning map amendment to rezone a 1.36-acre tract of land from "R-3" Single-Family Residential District to "B-5" Planned Business District. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

**New Business:**
Mr. Petrillo made a motion to deny the Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0022, petition of Jose Del Rio, owner of record requesting a zoning map amendment in order to rezone a 0.16 acre tract of land from “A” Agriculture District to “R-4” Single-Family Residential District and a special use permit in order to place a single-wide manufactured home on site for the sole occupancy of Katy Del Rio and family for a period not to exceed five years. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Mr. Trucano made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0021, petition of Viridiana Del Rio, owner of record, requesting a zoning map amendment in order to rezone a 0.49 acre tract of land from “A” Agriculture District to “R-4” Single-Family Residential District, a special use permit in order to continue placement of a double-wide manufactured home on site for the sole occupancy of Viridiana Del Rio and family for a period not to exceed five years. Seconded by Mr. Michael.

Mr. Wesley stated that he is concerned about the 2 feet setback and is looking for guidance on the issue and Mr. Brandmeyer stated that it is an existing condition which is a rationale to approve it and it should not affect the neighboring property as it is not taking away any of the rights of the property. Mrs. Yancey stated that the accessory structure setback is 5 feet but is changed to 50 feet because of the horses being present and it is much closer to meeting the accessory structure setback for R-4 if the horses were not in it.

Voice vote. All ayes. Motion approved.

Mr. Wesley made a motion to approve Resolution, Zoning Board of Appeals Findings of Fact, and Recommendation for Zoning File Z18-0026, petition of Jerry & Gwendolyn Fuller, owners of record, and Katelyn E. Wense, occupant of manufactured home, requesting a special use permit in order to continue placement of a single-wide manufactured home for the sole occupancy of Katelyn E. Wense, for a period not to exceed five years. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved.

Mr. Brandmeyer stated that the Hazardous Waste Collection is a new program that has been budgeted for this year and bids are being received from companies and staff is anticipating it will be $150,000 budget for 2 or 3 events depending on demand. Mr. Brandmeyer stated that they are looking at events in Collinsville and Highland. Mr. Brandmeyer stated that the big issue is a stacking of vehicles waiting to drop off items. Mr. Brandmeyer stated that there were 2 bid received and Heritage is the best bidder.

Mr. Michael made a motion to approve the Resolution to Approve Contractor for Madison County Hazardous Waste Collection Events. Seconded by Mr. Petrillo. Roll-call vote. All ayes. Motion approved.

Mr. Petrillo made a motion to approve the Resolution Authorizing the Demolition of Unsafe Buildings and Structures-2548 Hemlock, Granite City; 8130 Bivens Rd., Dorsey; 1356 11th St., Cottage Hills; 720 Ashland Ave., Granite City. Seconded by Mr. Pollard. Roll-call vote. All ayes. Motion approved.

Mr. Michael asked about items purchase such as a spatula set and hand towels. Ms. Petzing stated that those items were for a waste audit at a school cafeteria and it was part of the Green Schools Quest program.

Mr. Pollard made a motion to approve the Purchase Order Report. Seconded by Mr. Wesley. Roll-call vote. All ayes. Motion approved.
Administrator’s Report:
Mr. Brandmeyer stated that the Plan Commission met and were going to make a recommendation on the Comprehensive Plan but a quorum was not present. Mr. Brandmeyer said that the next meeting will be May 15th and is hoping they will make a recommendation then. Mr. Brandmeyer stated that he wants to provide a statement or planning principals about the balance that needs to be determined between planning and property rights. Mr. Brandmeyer stated that he would like to bring someone in do training on comprehensive planning, zoning petitions, and subdivision rules that may help with decision making.

Mr. Wesley made a motion to move to executive session. Seconded by Mr. Michael.

Scott Cousins asked if Ongoing Legal Issues is the proper designation or if it should be pending probable litigation. Chairman Maxwell referred to Jeff Ezra. Mr. Ezra stated that county is not violating the Open Meetings Act (OMA) but the designation should be to discuss “ongoing litigation”. Mr. Cousins stated that is usually pending or probable litigation.

Chairman Maxwell asked if there is a need to go into executive session since Mr. Chapman is not present and wanted the update. Mr. Brandmeyer stated that nothing needs to be resolved tonight so executive session was not necessary because he would not be receiving the updates he was asking for.

Mr. Wesley withdrew his motion to go into executive session. Mr. Michael withdrew his second.

Adjournment:
Mr. Pollard made a motion to adjourn the meeting. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved. Meeting adjourned.