Members Present:
Mick Madison, Chairman
Dalton Gray
David Michael
Robert Pollard
Nick Petrillo
Larry Trucano

Members Absent:
Phillip Chapman
Ray Wesley

Others Present:
Matt Brandmeyer
Andi Yancey
Breana Buncher
Chris Doucleff
Steve Gower

Call of Meeting to Order and Roll Call:
Chairman Madison 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. Michael made a motion to approve the minutes from June 7, 2018. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:
Mrs. Yancey introduced Fawn View Meadows Roadway Variance. Mrs. Yancey stated that the applicant is requesting to install a public roadway that will be 24 feet wide instead of the required 28 feet. Mrs. Yancey stated that some board members had questions on the proposal and that she reached out to the county engineer and the township. Mr. Madison asked if the township was okay with the 24 feet width and Mrs. Yancey stated that was the case. Mr. Brandmeyer stated that it is a cul-de-sac is not going to extend to future lots and it is a small subdivision and should accommodate those residents. Mr. Brandmeyer said that the lots are big enough with the front yard setback being 50 feet and should be able to park cars on the driveway and not on the side of the street.

Mrs. Yancey discussed Korte Estates Subdivision and said that subject property is zoned Agriculture and is 12.86 acres in size and the applicant is proposing a 4 lot minor subdivision with three lots being 2.47 acres and the remnant being 5.77 acres. The proposal meets all the minimum zoning and subdivision requirements.

Mrs. Yancey introduced Lawson Acres and said that it is currently zoned Agriculture and it is 5.42 acres in size and they are proposing to split the lot down the middle where the north lot will have frontage along Meghan Road and the south parcel will have frontage along Frey Boys Lane. Mrs. Yancey stated that both lots satisfy all subdivision and zoning requirements.

Mrs. Yancey discussed Redemption Ridge and said the subject property is currently zoned Agriculture and is 4.22 acres in size and the newly created lots would be 2 acres in size and they will be dedicating 0.19 acres to the township for right-of-way. Mrs. Yancey said that the subdivision satisfies all minimum requirements.
Lastly, Mrs. Yancey discussed the Resubdivision of Lot 1 of Lakeview Farms. Mrs. Yancey stated they are looking to split the property down the middle with Lot 1 being 8.53 acres and Lot 2 being 9.96 acres in size. Mrs. Yancey stated that it is being subdivided in order to deed restrict Lot 2 so it cannot be developed as there is a habitat on the lot for endangered species, the Illinois Chorus Frog and the Ornate Box Turtle. Mrs. Yancey stated that HeartLands Conservancy is involved with the subdivision and it satisfies all the minimum requirements for the subdivision and zoning ordinances. Mrs. Yancey stated that the subdivision is within the City of Edwardsville’s growth boundary and they reviewed and approved the subdivision.

Pre-Application Presentation:
Mrs. Yancey stated that in July 2017, the committee approved a temporary placement for a mobile home on Moro Road because the applicants were in the middle of rehabbing their home and wanted to live in a temporary structure while they built their new home at the site. Mrs. Yancey stated that the applicant reached out to her and said there were some unforeseeable circumstances that occurred so they are going to ask for an extension of the temporary placement at the July 19th, 2018 meeting. Mrs. Yancey stated that there is some opposition to this and she does expect to hear from property owners to extending the temporary placement. Mr. Pollard asked if the reasoning is that the rehabbing of the home and the building of a new house was taking longer than expected and Mrs. Yancey stated that they haven’t started building the new home because the wife had lost her job and there were some other hold ups involving that.

Citizens Wishing to Address the Committee:
None.

Unfinished Business & New Business:
Mr. Pollard made a motion to approve items 1 through 4 on the June 21, 2018 Planning and Development Committee agenda. Seconded by Mr. Petrillo. Voice vote. All Ayes. Motion approved.

Mr. Brandmeyer discussed the Growth Management Plan and stated that the Plan Commission recommended approval for it. Mr. Brandmeyer said that he is working on some language to place into the Growth Management Plan and if the committee is agreeable to the language and would like to amend it, they could do so. Mr. Brandmeyer stated that the discussion of when to update and amend the plan was a common question asked during the last P&D discussion and that there should be some criteria of when to amend the plan but that it should be reviewed every year to see what items aren’t working and what needs changed. Mr. Brandmeyer stated that when the committee deviates from the plan, that the committee should require a rationale that goes against the deviation and that it should not happen frequently.

Mr. Brandmeyer stated he is working on language for the protection of property rights. Mr. Madison said that people are under the impression that zoning is designed to be flexible and to look at things at a case by case basis because no two properties are alike. Mr. Madison stated if people know that things can be flexible that people can come into the room that this is a stated flexibility. Mr. Michael asked how the records of the deviations will be kept and Mr. Brandmeyer stated that it would be done administratively and they would be logged.

Mr. Brandmeyer stated that he wants to discuss mobile homes and said the committee can decide if it is something that should be placed in the plan or not but it would be addressed within the zoning ordinance. Mr. Brandmeyer discussed the current circumstances for when mobile homes have been approved. Mr. Brandmeyer stated that the mobile homes should be examined. Mr. Brandmeyer said the department is looking for direction on how to treat requests for mobile homes – if the current standards should be updated or remain the same.

Mr. Brandmeyer stated that he’d like to have a discussion about commercial uses in agriculture districts. He said he’s had questions about the types of non-agricultural commercial uses in agricultural areas, and he wanted to get better direction on that. He said that any uses related to agriculture are permitted by-right.
Administrator's Report:
Mr. Brandmeyer said that he is setting up a training workshop for the July 19th meeting to talk about zoning ordinances, subdivision codes, and comprehensive plans. Mr. Brandmeyer suggested that the committee not discuss the plan until after the training. Mr. Brandmeyer stated that there will be two rounds and that the ZBA and other County Board members will be invited. Mr. Brandmeyer stated that the first part will discuss what a comprehensive plan and zoning ordinances are and why they are important and the second part will be looking in detail at some of the decisions that have been made over the past years.

Mr. Brandmeyer stated that the County Board appointed three new Zoning Board of Appeals members and there will be at least one other coming up and the whole board has changed. Mr. Brandmeyer stated that on site hearings are not happening anymore, they will be moved to the County Board room at 5:00 pm and hopefully it will be more convenient for people to attend. Mr. Brandmeyer stated he would like to propose to have the hearing officer rule on variances only and it would still be cheaper and more streamlined. Mr. Brandmeyer stated that if variances occurred with a hearing officer, it would take two weeks to be approved or denied, currently they would have to wait for the whole process. Mr. Brandmeyer discussed that the committee could put a cap of a percentage of a variance that would have to go before committee and not to the hearing officer. Mr. Michael stated that he is in favor of the idea because it provides more consistency.

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