Members Present:
Phillip Chapman
Dalton Gray
David Michael
Nick Petrillo
Robert Pollard
Larry Trucano
Ray Wesley

Members Absent:
Mick Madison, Chairman

Others Present:
Matt Brandmeyer
Breana Buncher
Chris Doucleff

Call of Meeting to Order and Roll Call:
Pro-tem Chairman Wesley called the regular meeting of the Planning and Development Committee to order at 5:00 p.m. and conducted roll call.

Approval of Minutes:
Pro-tem Chairman Wesley asked the committee if any changes need to be made. Mr. Chapman said that he had some things he would like added to the minutes and read aloud the changes. Mr. Michael made a motion to approve the amended minutes. Seconded by Mr. Pollard. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:
Mr. Brandmeyer stated that the applicant of Z18-0052, petition of Pro Excavating and Grading, LLC asked to postpone their request and that staff supports this request.

Mrs. Buncher introduced Resolution Z19-0003, petition of James Leathers, owner of record, requesting a variance in order to locate a residence 8 feet from the north property line instead of the required 50 feet. Mrs. Buncher stated that at the Zoning Board of Appeals (ZBA) meeting, a nearby property owner did speak in regard of floodplain on the neighborhood and staff mentioned that there is no floodplain on the property. Mrs. Buncher said that ZBA and staff is recommending approval.

Mrs. Buncher discussed Resolution Z19-0004, petition of Mark and Cindy Feldmann, owners of record, requesting a special use permit in order to continue the use of the property as a sales yard for agricultural products such as fruits, vegetables, flowers and plants and also a recreational area for hayrides and special events. Mrs. Buncher stated that there was no opposition to the request and ZBA and staff is recommending approval with conditions as it is a public service for the citizens of Madison County. Mr. Brandmeyer said that it was an existing business but there was a change in ownership which caused the special use permit.

Mrs. Buncher introduced Resolution Z19-0007, petition of Jennifer Walsh, owner of record, requesting an amendment to special use permit Z12-0048 in order to utilize an existing single-wide manufactured home on the site for the occupancy of Eddie Peridore, the grounds keeper of the property. Mrs. Buncher said that the Mayor of Marine and two Marine citizens spoke in opposition of the request stating that they would like to have the property annexed to address the junk and debris and transient activity on the property. Mrs. Buncher stated that ZBA and staff is recommending approval with...
the condition that the mobile home be removed when Eddie Peridore vacates the structure due to the mobile home not meeting Housing and Urban Development (HUD) requirements. Mr. Brandmeyer said they are frequently under violation but they are responsive. Mr. Brandmeyer said that staff was responding to a complaint on the property and found the violation. Mr. Brandmeyer said that if the mobile home is denied, the occupant would be able to remain but the SUP is putting a time table on the mobile home. Mr. Brandmeyer stated that in regard to removing the structure, it is not HUD compliant and there are hazards that need to be addressed but we are not wanting to remove someone’s home. A discussion ensued about the special use permit for a mobile home renewal process.

Mrs. Buncher discussed Resolution Z19-0009, petition of Wade Rives, owner of record, requesting a variance in order to construct an accessory structure that will be 11.5 feet from the south property line instead of the required 15 feet. Mrs. Buncher said that there was no opposition and that ZBA and staff is recommending approval.

Mrs. Buncher introduced Resolution Z19-0012, petition of Petition of Bryan and Kailey Riegert, applicants and owners of record, requesting a variance to construct a residence that will be 15 feet from the west property line and 15 feet from a private roadway easement instead of the required 50 feet. Mrs. Buncher said there was no opposition for the request and there was a letter of support and that ZBA and staff is recommending approval. Mr. Chapman said that he supports the request.

Lastly, Mrs. Buncher introduced Lakeview Properties Subdivision and that it is a two lot minor split. Maryville, Collinsville, and Troy opted out of review of the subdivision. Mrs. Buncher said that the parcel are already separated by a roadway and the applicant is requesting to subdivide the property to have two separate parcels to sell. Mrs. Buncher said that all zoning, subdivision, and private sewage requirements.

Pre-Application Presentation:
None.

Citizens Wishing to Address the Committee:
Jack Humes, attorney for Pro Excavating and Grading, LLC, stated that he would like Z18-0052 to be postponed to address the MCT bike trail issues and other violations.

Unfinished Business:
None.

New Business:
Mr. Chapman made a motion to postpone Z18-0052 until the April 4th, 2019 meeting. Seconded by Mr. Petrillo.

Mr. Chapman made an amendment to the motion to postpone Z18-0052 until the May 2nd, 2019 meeting. Seconded by Mr. Gray. Roll-call vote. All ayes.

Roll-call vote. All ayes. Motion approved.


Mr. Pollard made a motion to approve the Lakeview Properties Subdivision. Seconded by Mr. Michael. Roll call vote. All ayes. Motion approved.

Mr. Petrillo made a motion to approve the Resolution Authorizing the Demolition of Unsafe Building and Structures – 203 Booker, Madison; 2316 Paul Ave., Granite City; 4241 Division St., Granite City, 6473 Lebanon Rd., Collinsville. Seconded by Mr. Michael. Roll-call vote. All ayes. Motion approved.
Mr. Pollard made a motion to approve the Purchase Order Report. Seconded by Mr. Petrillo. Roll-call vote. All ayes. Motion approved.

**Administrator’s Report:**
Mr. Brandmeyer stated that Andi Yancey is now the Sustainability Coordinator and Breana Buncher has taken her place and is Planning Coordinator and he does not expect any issues with the transition. Mr. Brandmeyer said that the auditor added emergency language to the Wood River Resolution that was signed last meeting and nothing else has changed.

Mr. Michael said that there is a 7 cent bag tax and that 3 cents of it would go to the county to help with solid waste management and asked if Planning and Development will get some of that and Mr. Brandmeyer said he is not optimistic that the department would see that.

Mr. Michael asked if there was any update on the solar farms that were approved and Mr. Brandmeyer said that there has not been any.

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

Meeting adjourned.