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

Members Absent:
Nick Petrillo
Larry Trucano
Ray Wesley

Others Present:
Matt Brandmeyer
Breana Buncher
Chris Doucleff
Scott Cousins
Patrick Netemeyer
Mike Suhre
Bill Rickher

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:
Chairman Madison asked the committee if any changes need to be made. None were suggested. Chairman Madison approved the minutes.

Zoning Petitions and Subdivision Overview:
Mrs. Buncher introduced Resolution Z19-0008, petition of Bill Rickher, applicant, and Cyril & Jane Korte, owner of record, requesting a variance in order to construct a residence that will be 25 feet from the north and west property lines 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 opposition of the dwelling stating that he was not sure that the house would be able to meet the square footage requirements that are required in the subdivision covenants. Mrs. Buncher mentioned that Judy Kuhn had some concerns with the request as well. Mrs. Buncher stated that staff is recommending approval with conditions and ZBA recommended approval unanimously. Chairman Madison asked if the adjoining house is only 25 feet from the property line and Mrs. Buncher said she was not sure of the distance. A discussion ensued about the location of the dwelling in proximity to the lake and dam and about the proposed private sewage system. Chairman Madison said that he was originally concerned with the conditions of approval but after speaking with developers and contractors, who thought it was within reason and that they didn’t think it would be higher than $5,000. Chairman Madison said he understands how people may not want this developed but he could not consider making someone’s property worthless without trying to find a reasonable solution first.

Mrs. Buncher discussed Resolution Z19-0014, petition of Greg Haney, applicant, on behalf of David Hammond, owner of record, requesting a variance in order to construct a double sided 80.63 square foot sign that will be full-color LED message board. Mrs. Buncher stated that there was no opposition to the request and the neighbor to the west submitted a letter of support. Mrs. Buncher said that staff is recommending approval with conditions and ZBA recommended approval unanimously. Mr. Brandmeyer stated that the conditions that are recommended are standard with LED signs.
Mrs. Buncher introduced Resolution Z19-0015, petition of Bradley Smith, owner of record, requesting a variance in order to construct a pole barn for housing of horses that will be 21 feet from the west property line instead of the required 50 feet. Mrs. Buncher stated that one neighbor reached out with concerns of the upkeep of the property and ZBA recommended approval unanimously. Mrs. Buncher indicated that staff recommended approval.

Mrs. Buncher discussed Resolution Z19-0016, petition of Plocher Family Farms, owner of record, requesting a zoning map amendment to rezone five acres from "A" Agricultural District to "B-3" Highway Business District to have a contractor's office and shop onsite. Mrs. Buncher said that there was no opposition to request but that staff did have some issues to work through with this development but the property owner has come into compliance with all the violations that have been sent to them. Mrs. Buncher said that ZBA and staff recommended approval.

Lastly, Mrs. Buncher introduced Suhre’s Subdivision of Oak Brook Golf Course. Mrs. Buncher said that it is a two lot minor split and that the subject property is dual zoned but where they want to split off the land is actually “R-2” Single-Family Residential. Mrs. Buncher said that all zoning, subdivision, and private sewage requirements are satisfied and they have submitted an updated maintenance agreement.

Pre-Application Presentation:
Mrs. Buncher discussed Plocher Family Farms 5th Addition Subdivision and said that it is a 7 lot subdivision proposal off of Becker Road just outside of Highland. Mrs. Buncher stated that they are going through the minor bulk variance in order to have 45 feet side setback requirements and it will need a subdivision variance for the length/width and that a condition of approval will be that the chairman does not sign off on the plat until the zoning has gone through.

Citizens Wishing to Address the Committee:
None.

Unfinished Business:
None.

New Business:
Mr. Chapman said that he would vote yes to Resolution Z19-0008 because the property owner should have the right to develop the land within covenants and reason and due to the conditions of approval the dwelling will not impact the integrity of the dam. Mr. Chapman said that there appears to be no potential liability by the home and ZBA approved the resolution unanimously and lots like this have been dormant for many years and approval would allow for another house to be built in Madison County and improves the tax base.

Mr. Chapman made a motion to approve with conditions the Zoning Board of Appels Finding of Fact and Resolution for Z19-0008, petition of Bill Rickher, applicant, and Cyril & Jane Korte, owner of record, requesting a variance in order to construct a residence that will be 25 feet from the north and west property lines instead of the required 50 feet. Seconded by Mr. Michael. Roll-call vote. All ayes. Motion approved.

Mr. Michael made a motion to approve with conditions the Zoning Board of Appeals Findings of Fact and Resolution Z19-0014, petition of Greg Haney, applicant, on behalf of David Hammond, owner of record, requesting a variance in order to construct a double sided 80.63 square foot sign that will be full-color LED message board. Seconded by Mr. Pollard. Roll-call vote. All ayes. Motion approved.

Mr. Gray made a motion to approve the Zoning Board of Appeals Findings of Fact and Resolution Z19-0015, petition of Bradley Smith, owner of record, requesting a variance in order to construct a pole barn for housing of horses that will be 21 feet from the west property line instead of the required 50 feet. Seconded by Mr. Chapman. Roll-call vote. All ayes. Motion approved.

Mr. Chapman made a motion to approve the Zoning Board of Appeals Findings of Fact and Resolution Z19-0016, petition Plocher Family Farms, owner of record, requesting a zoning map amendment to rezone five acres from "A" Agricultural District
to "B-3" Highway Business District to have a contractor’s office and shop onsite. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion approved.

Mr. Michael made a motion to approve the Suhre’s Subdivision of Oak Brook Golf Course. Seconded by Mr. Chapman. Roll-call vote. All ayes. Motion approved.

Mr. Michael made a motion to approve the Purchase Order Report. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion approved.

**Administrator’s Report:**
Mr. Brandmeyer said that there will be an update to the mobile home parks ordinance, specifically the upkeep of the properties. Mr. Brandmeyer said that there is a list of changes to be made but it won’t be ready to review for another month or so. Mr. Brandmeyer stated that the James Leathers resolution is being passed around to be signed again because it was amended at the March County Board meeting.

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

Meeting adjourned.