

**Planning and Development Committee  
Meeting Minutes for October 15, 2020**

**Members Present:**

Mick Madison, Chairman  
Philip Chapman  
David Michael  
Robert Pollard  
Ray Wesley

**Members Absent:**

Dalton Gray  
Nick Petrillo

**Others Present:**

Chris Doucleff                      Tyrel Henkhaus  
Rob Henke

**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 everyone reviewed the minutes from the September 16, 2020 meeting. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Chris Doucleff, Department Administrator, gave the overview of the three zoning petitions and two subdivisions on the agenda.

Mr. Doucleff introduced Resolution Z20-0035, petition of Tyrel and Ronie Henkhaus, requesting a variance as per §93.023, Section C, Item 3, Subsection (b) of the Madison County Zoning Ordinance for a pond that is 220 feet from a dwelling on an adjacent property instead of the required 250 feet. Mr. Doucleff stated the applicants had already built the pond in front of their home without knowing the setback requirement from an adjacent dwelling. Mr. Doucleff stated they have a violation for the setback of the pond, which would be resolved with approval of this request. Mr. Doucleff stated that an engineer with TWM inspected and approved the construction of the pond in August. Mr. Doucleff stated staff has received one letter of support from an adjacent property owner and one letter of opposition from a nearby property owner, who also spoke in opposition at the ZBA meeting. Mr. Doucleff stated the ZBA recommended approval 4-0. Mr. Chapman stated that this is his district, an adjacent property owner gave their support for the pond, and the engineer inspected and approved it, so he is in favor of the request.

Mr. Doucleff introduced Resolution Z20-0037, petition of Thomas Kappler, applicant on behalf of Carl McGaughey, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance to have chickens on site; a variance as per §93.100, Section B, Item 2 of the Zoning Ordinance in order to have 6 hens instead of 5; and a variance as per §93.100, Section B, Item 5 of the Zoning Ordinance in order to have the chicken coop and run 5 feet from the west property line instead of the required 20 feet. Mr. Doucleff stated the applicant already has 6 hens and uses them for fresh eggs and as an educational tool for his children. Mr. Doucleff stated the applicant is requesting to have the coop and run 5 feet from the west property line because there's a large tree on that side that provides shade for the chickens. Mr. Doucleff stated they are under violation for having chickens on the property, which would be resolved

with approval of the SUP request. Mr. Doucleff stated no opposition had been received at this time, and the ZBA recommended approval with conditions 4-0.

Mr. Doucleff introduced Resolution Z20-0044, petition of Kevin and Gaye Pruett, owners of record, requesting a zoning map amendment to rezone an approximately 1.34 acre tract of land from "R-3" Single-Family Residential District to "B-5" Planned Business District in order to continue operating a construction business on site. Mr. Doucleff stated Planning & Development was unaware of a business operating from the property until Mr. Pruett came in to apply for a 4800 sq ft pole barn to use in conjunction with the business. Mr. Doucleff stated there is an existing single-family dwelling on the property where the applicants reside, and up approval of this request, Mr. Pruett would move forward with building the 4800 sq ft pole barn, which would include a storage area for vehicles and equipment, an office, and a bathroom and would have to meet commercial building standards and be ADA compliant. Mr. Doucleff stated no parking plan has been provided, as clients will not be coming on site for the business. Mr. Doucleff stated there are no outstanding violations on the property, no opposition had been expressed at this time, and the ZBA recommended approval with Appendix "A" 4-0.

Mr. Doucleff introduced Estates at Heritage Landing 1<sup>st</sup> Addition – Preliminary Plat. Mr. Doucleff stated this is an 11 lot preliminary plat. Mr. Doucleff stated the property is approximately 52.7 acres in size, but only a section of the property is being subdivided and developed at this time. Mr. Doucleff stated the property is within 1.5 miles of the City of Collinsville, giving them the option to review, but they decided to opt-out. Mr. Doucleff stated the proposal satisfies all district and subdivision requirements. Mr. Doucleff stated the proposed lots range from 43,532 to 78,593 sq ft in size with an average of 51,176 sq ft, and each lot will require a private sewage system. Mr. Doucleff stated that the applicant was approved for a variance for front yard setbacks of 25 feet instead of the required 50 feet from lots located along the existing natural gas pipeline Right-of-Way in 2018, and for this proposal, those with the reduced front yard setback of 25 feet would be Lots 44, 45, and 46. Mr. Doucleff stated the property is located along Orr Lane, a private roadway accessed through St. Clair County, and this addition includes part of Orr Lane and an existing side street with a cul-de-sac, both of which have 50 feet of Right-of-Way, and Collinsville Township will ultimately maintain the roadway after it is dedicated. Mr. Doucleff stated the proposal could generated roughly an addition 110 car trips per day on Orr Lane once fully developed.

Mr. Doucleff introduced Harvest View Acres – Final Plat. Mr. Doucleff stated this is a 16 lot final plat, the property is approximately 51.7 acres in size, and it is located within 1.5 miles of the City of Highland, giving them the option to review, but they decided to opt-out. Mr. Doucleff stated the proposal satisfies all district and subdivision requirements. Mr. Doucleff stated the lots range from 2 to 13.5 acres in size with an average of 3.2 acres, and each lot will require a private sewage system. Mr. Doucleff stated the applicant is proposing a new public roadway with Right-of-Way ranging from 60 feet wide at the entrance of the subdivision and towards the end of the roadway up to 80 feet wide around the large curve in the road, the roadway will end in a cul-de-sac, will be the sole point of ingress/egress for all 16 lots, and will be maintained by Helvetia Township once it is developed and dedicated. Mr. Doucleff stated the proposal could generate roughly 150 additional car trips per day once fully developed. Mr. Doucleff stated there is floodplain in the northeastern portion of the property along a steep drainage ravine, but the developer should be able to avoid building within the floodplain area. Mr. Doucleff stated the developers submitted Improvement Plans in August, which have been reviewed and internally approved, and they submitted a Site Improvement Performance Bond for 125% of the cost of the proposed improvements in order to move forward with final plat approval prior to improvements being installed.

At this time, Mr. Doucleff also gave a brief overview of the Resolution Authorizing the Demolition of Unsafe Buildings and Structures – 2136 Orville Avenue, Granite City; 4512 Walter Avenue, Granite City; 113 Troeckler Lane, Granite City, the Resolution Authorizing Payment for Certified Household Hazardous Waste Contractor FY 2020, and the two refund requests on the agenda.

**Pre-Application Presentation:**

None.

**Citizens Wishing to Address the Committee:**

Chairman Madison asked if there are any members of the public wishing to address the Committee.

Tyrel Henkhaus, applicant of Z20-0035, stated that the nearby property owner in opposition at the ZBA meeting was mostly concerned about water going over the roadway, but Mr. Henkhaus stated this was happening before the pond was installed. Mr. Henkhaus stated that since the ZBA meeting, Hamel Township has cleaned out the ditch from in front of their house down to the culvert going under the road, and they raised the road a few inches and added new oil and chip.

**Unfinished Business:**

None.

**New Business:**

Chairman Madison asked if any Committee members had questions for any agenda items or were opposed if they were all brought in together. Hearing none, Chairman Madison brought in Zoning Resolutions Z20-0035, Z20-0037, and Z20-0044, the Estates at Heritage Landing 1<sup>st</sup> Addition – Preliminary Plat, the Harvest View Acres – Final Plat, the Resolution Authorizing the Demolition of Unsafe Buildings and Structures – 2136 Orville Avenue, Granite City; 4512 Walter Avenue, Granite City; 113 Troeckler Lane, Granite City, the Resolution Authorizing Payment for Certified Household Hazardous Waste Contractor FY 2020, Refund Requests for Z20-0042 and B2020-0926, and the Purchase Order Report to be voted on together. Mr. Chapman made a motion to approve all above items. Seconded by Mr. Wesley. Roll-call vote. All ayes. Motion passes.

**Administrator’s Report:**

Mr. Doucleff stated we are holding a Household Hazardous Waste event at SIUE on Saturday, October 31<sup>st</sup>, and anyone who wants more information or has questions can contact our department.

**Adjournment:**

Mr. Wesley made a motion to adjourn the meeting. Seconded by Mr. Chapman. Voice-vote. All ayes. Motion approved.

Meeting adjourned.