

**Planning and Development Committee
Meeting Minutes for August 6, 2020**

Members Present:

Mick Madison, Chairman
Philip Chapman (arrived late)
Dalton Gray
David Michael
Nick Petrillo
Robert Pollard
Larry Trucano

Members Absent:

Ray Wesley

Others Present:

Breana Buncher	John Cronin	Ryan (Mrs. Ellis' grandson)	Jim Wells
Noelle Maxey	Ronald Crook	Alexander (Mrs. Ellis' grandson)	Kevin Robinson
Chris Doucleff	Pamela Ellis	Unnamed woman	
Rob Henke	Alicia Taylor	Mr. Cassie	

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 July 16, 2020 meeting. Chairman Madison approved the minutes.

Zoning Petitions and Subdivision Overview:

Mrs. Buncher stated that there were originally three zoning hearings on the agenda tonight but the applicant of Resolution Z19-0039 had decided to withdraw the petition prior to this meeting.

Mrs. Buncher introduced Resolution Z19-0040, petition of Power Recycling, applicant on behalf of Collinsville Recycling Co., owner of record, requesting a zoning map amendment to rezone two tracts of land from "R-4" Single-Family Residential District to "M-2" General Manufacturing District. Also, to amend Special Use Permit Z09-0087 in order to have a junk yard and automobile wrecking yard on site. Mrs. Buncher stated the applicants had expanded the business on site to the two "R-4" lots and are requesting to rezone those two and add them to their Special Use Permit. Mrs. Buncher stated there are no outstanding violations on the properties but there have been several in the past. Mrs. Buncher stated nearby neighbors and the City of Collinsville were in opposition to the request, but Collinsville sent a new letter stating that they would support the conditions the Zoning Board of Appeals (ZBA) recommended. Mrs. Buncher stated the ZBA recommended approval with conditions.

Mrs. Buncher introduced Resolution Z20-0033, petition of Ronald and Michelle Crook, owners of record, requesting a Special Use Permit in order to place a double-wide mobile home on site for the occupancy of Ronald and Michelle Crook and family for a period not to exceed 5 years. Mrs. Buncher stated the applicants are making this request in order to help Mr. Crook's sister, Pamela Ellis, maintain her property. Mrs. Buncher stated there are no outstanding violations on the property, there was opposition from several nearby neighbors, and the ZBA recommended denial.

Mrs. Buncher introduced Grandview Senior Residences – Minor Plat. Mrs. Buncher stated Marine has reviewed and approved the proposed subdivision, and there is a pre-annexation agreement with Marine with the intent to annex Lot 1 immediately

after subdividing. Mrs. Buncher stated Lot 1 is 2.57 acres, and the remnant is 225 acres. Mrs. Buncher stated new development on Lot 1 would be a single-story, 24-unit senior residence building. Mrs. Buncher stated the proposed subdivision satisfies all zoning and subdivision requirements.

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.

Ronald Crook, applicant of Resolution Z20-0033, stated that his sister's husband passed away and asked him if he would be willing to sell his house to live on her property to help her maintain it, so he split off 2 acres from his sister's property and was requesting to put a mobile home on it. Mr. Crook stated that he would put a modular home on the property if denied for the mobile home, but the mobile home and modular home are exactly the same except for a foundation. Mr. Crook stated that the way new mobile homes are built and their appearance, they do not lower property values around them. Mr. Crook stated that he has owned his home for 15 years and has always maintained it well. Mr. Crook stated that 3 of the opposition letters sent in before the ZBA meeting were from members of his sister's husband's family, and they do not want him out there because the properties out there have been owned by their family for a long time, but now the property is only his sister's since her husband passed.

Pamela Ellis, Mr. Crook's sister, spoke in favor of his request. She stated that she does not have a problem whatsoever with her brother putting the mobile home out there. She said that Mr. Crook has helped clean up her property and made it look better, and her husband would be proud of him and would want him out there to continue helping to maintain the property. Mrs. Ellis stated that her brother-in-law and his children are upset with her, which is why she thinks they sent in the opposition letters. Mrs. Ellis stated that she had a stroke about 5 years ago, and she needs help maintaining her property.

Ryan, grandson of Pamela Ellis, stated that he moved in with Mrs. Ellis about 2 months before her husband's passing and continued to live with her after his passing to help out, but he does not have time to continue taking care of the property. He stated that Mr. Crook has helped clean up the property and increased the quality of life out there. He stated that he agrees with his grandmother that her in-laws are upset with her, and they might not have a good idea of the type of mobile home he's wanting to place.

Alicia Taylor, daughter of Pamela Ellis, stated that she will inherit the property after her mother passes, and she has every intention of living on the property. Mrs. Taylor stated she has absolutely no problem with the mobile home he's wanting to put out there.

(Mr. Chapman joined the meeting at this time)

Alexander, another grandson of Pamela Ellis, stated that he will inherit the property eventually and plans to keep it as well. He stated that he wants Mr. Crook out there to continue to help maintain the property.

An unnamed woman spoke in opposition to Resolution Z19-0039/Z19-0040, stating that she does not want them to move any closer to her property than they already are. She stated that their trucks kick up a lot of dirt and dust in the area, and they drop trash but don't come to pick it up. She stated that she has lived in the area for a long time, and the conditions from this facility continue to get worse.

A Mr. Cassie spoke in opposition to Resolution Z19-0039/Z19-0040, stating he does not want them across the street from him, and they make so much noise that he can't sleep early in the mornings.

Jim Wells spoke in opposition to Resolution Z19-0039/Z19-0040, stating that they are tearing up the streets, and they do not want any more industry in the area.

Kevin Robinson spoke in opposition to Resolution Z19-0039/Z19-0040, stating he has lived in the area 65 years, and he stated he wants to know how Madison County can come into St. Clair County. Mr. Doucleff stated these lots are all within Madison County. Chairman Madison stated that the properties they're requesting to rezone are already part of the existing facility

Unfinished Business:

None.

New Business:

Mr. Petrillo asked if the subject properties of Z19-0040 are within Mr. Trucano's district, to which Mr. Doucleff stated they are within Gussie Glasper's district. Mr. Petrillo asked if the City of Collinsville is opposed to the request, to which Chairman Madison stated that the business has been there for years and that they were probably more opposed to expanding to the new property that was withdrawn.

Mr. Petrillo asked if the mobile home in the pictures for Z20-0033 is the actual mobile home that would be placed, to which Mr. Doucleff stated it would be required to be a double-wide at least since that's what the applicants are proposing. Mr. Petrillo asked what the vote from the ZBA was, to which Mr. Doucleff stated it was 3-2 in favor of denial because there were concerns regarding surrounding property values. Mr. Petrillo asked if their request meets the setbacks, to which Mr. Doucleff stated they are required to meet the setbacks.

Chairman Madison asked for a motion for Resolution Z19-0040, petition of Power Recycling and Collinsville Recycling Co. Mr. Gray made a motion to approve Z19-0040 with the proposed conditions. Seconded by Mr. Petrillo. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion for Resolution Z20-0033, petition of Ronald and Michelle Crook. Mr. Michael stated that he doesn't necessarily have a problem with this request, but we often run into problems after the initial applicants move out, and if they ever want to sell it to someone else, and the County Board denies it, then they have to remove the mobile home and are out the money they would have made from the sale. A discussion ensued regarding what happens to mobile homes later down the road after they are approved. Mr. Petrillo made a motion to deny Z20-0033. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion for Grandview Senior Residences – Minor Plat. Mr. Petrillo asked which County Board District the property is in, to which Mr. Michael stated it was his district. Mr. Michael made a motion to approve. Seconded by Mr. Chapman. Roll-call vote. All ayes. Motion passes.

Mr. Doucleff described the Resolution to Contract from Household Hazardous Waste Collection Site and Service and the Department's efforts to create a permanent household hazardous waste collection site in the county with the State of Illinois. Mr. Doucleff stated the site would be open for collections twice a month to all Illinois residents, and you would have to make an appointment to come drop off your household hazardous waste. Mr. Doucleff stated it will be funded by the County's landfill fees, and Heritage Environmental will provide the trained staff and the opportunity to add more collection days if needed. Mr. Petrillo asked if sharps would be collected at the site, to which Mr. Doucleff stated they would not. Mr. Doucleff stated that if the site is not open by this fall, then we are planning to have a single-day event this fall. Mr. Petrillo made a motion to approve. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion for the Purchase Order Report. Mr. Chapman made a motion to approve. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff discussed permitting during this year and how they compare to the numbers last year. Mr. Doucleff stated the Department has been issuing the same or more permits per month this year as last year.

Mr. Doucleff discussed the Planning & Development budget for next year. Mr. Doucleff stated the Department is revenue neutral, and the budget is not being proposed to be increased for next year. Mr. Doucleff stated he is hoping to increase the host fees and landfill fees to give out more money in environmental grants to municipalities in the County next year. Mr. Doucleff stated that the fees for the recycling roll-offs in the County are going up.

Mr. Doucleff stated the Department is hoping to hold more community cleanups next year and discussed the effort of the Resource Management Team to start up litter taskforce in the County, working with municipalities and unincorporated areas to clean up as much litter in the County as possible.

Adjournment:

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

Meeting adjourned.