

**Planning and Development Committee
Meeting Minutes for February 15, 2018**

Members Present:

Brad Maxwell, Chairman
Phillip Chapman
David Michael
Mick Madison
Robert Pollard
Larry Trucano
Ray Wesley

Members Absent:

Nick Petrillo

Others Present:

Matt Brandmeyer Lisa Ciampoli
Andi Yancey
Breana Buncher
Chris Doucleff
Scott Cousins

Call of Meeting to Order and Roll Call:

Chairman Brad Maxwell 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. Madison made a motion to approve the minutes from February 1, 2018. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved.

Zoning Petitions and Subdivision Overview:

Mrs. Yancey introduced the Hurley Subdivision. Mrs. Yancey stated that the property is zoned "A" Agriculture and meets all zoning and subdivision requirements and will satisfy private sewage regulations. Mrs. Yancey stated that it is within Godfrey's growth area and they were satisfied with the proposal.

Mrs. Yancey discussed the Chloe Acres Subdivision. Mrs. Yancey stated that the property is zoned "A" Agriculture and meets all zoning and subdivision requirements and will satisfy private sewage regulation and is not within any municipal growth areas. Mrs. Yancey stated that there is floodplain through the property; therefore, staff is recommending a condition of approval that the lot be deemed buildable by the Floodplain Coordinator and the Deputy Administrator prior to the Chairman signing the plat. Mr. Brandmeyer stated that an elevation certificate was provided stating it can be built out of the floodplain.

Lastly, Mrs. Yancey discussed Erwin's Field Subdivision. Mrs. Yancey stated that the property is zoned "A" Agriculture and meets all zoning and subdivision requirements and will satisfy private sewage regulations. Mrs. Yancey stated that the subdivision is not within any municipal growth areas.

Pre-Application Presentation:

Mr. Brandmeyer stated Stonecliff Manor Phase 2 improvement plans were submitted to staff for review. Mr. Brandmeyer stated that it is 57 lots and will be on Edwardsville sewers.

Citizens Wishing to Address the Committee:

None.

Unfinished Business:

None.

New Business:

Mr. Madison made a motion to approve all subdivisions with the stated conditions. Seconded by Mr. Chapman. Roll-call vote. All ayes. Motion approved.

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

Administrator's Report:

Mr. Brandmeyer discussed an overview of the Comprehensive Plan planning process. Mr. Brandmeyer stated the current plan was adopted in 2000 and this is an update to the adopted plan. Mr. Brandmeyer stated that the 2000 plan discussed protecting farmland and limiting development in agricultural areas while encouraging it toward municipal boundaries. Mr. Brandmeyer stated that the county actually encouraged development in unincorporated areas following the plan's adoption by reducing the agricultural minimum lot size from 5 acres to 2 acres. Mr. Brandmeyer stated that the county issued 157 new home permits in 2017, which accounts for 50 percent of all new home construction in the entire county and since the recession the county has been issuing around 40 percent of all new home permits in the county. Mr. Brandmeyer stated that, prior to the change in the minimum acreage requirement for agriculture in 2005, the county was issuing 20 percent of new home permits and that is where the county should be.

Mr. Brandmeyer presented the committee a map showing where development is happening within the county and that most is outside of municipal growth boundaries. A discussion ensued about the amount of new home permits between Madison and St. Clair Counties and their municipalities. Mr. Brandmeyer discussed the number of new homes being built within other counties, explaining that they are issuing significantly fewer permits in their unincorporated areas due to minimum lot size requirements.

Mr. Brandmeyer stated that the trend of homes being built outside of municipal growth areas has township commissioners concerned about road maintenance because the rural roads were not built for high traffic. Mr. Brandmeyer stated that the provision of basic services such as water, electric, buses, and fire is more expensive because they live farther away from municipalities. Mr. Madison stated he did not think that new roads were being built in the county outside any subdivision. Mr. Chapman stated that as subdivisions are built in rural areas, the roads are not very safe or wide enough and there are costs that go along with developments so services can be provided. A discussion ensued about services provided to rural subdivisions.

Mr. Brandmeyer stated that the department is doing a lot more with less budget and at some point, if permits continue to increase and inspections continue to increase, the department may have to hire more staff. Mr. Brandmeyer showed the committee a map of private sewage complaints from 2001-2015 and stated that our code enforcement is complaint based, so if we receive a complaint about private sewage, then there is an issue involving neighbors. Mr. Brandmeyer stated that we are removing tillable land from the county and using it for subdivisions and that agricultural land is the number one economic driver in the county. Mr. Brandmeyer stated that the county is competing with the municipalities and townships and municipalities do not support this kind of growth. Mr. Brandmeyer stated that we are taking away municipal tax bases and harming their ability to provide services and plan for future growth.

Mr. Brandmeyer discussed the role of Madison County in regard to growth and that growth should happen within the municipalities or near municipal limits so that properties can be annexed at some point. Mr. Brandmeyer stated that the county does not have the appropriate services to provide for the type of development that is occurring.

Chairman Maxwell stated that changing the amount of acreage needed in agricultural districts would crush land prices in unincorporated Madison County. Chairman Maxwell said that it makes selling land less attractive because they would lose money and the costs are put on the seller. Mr. Brandmeyer stated that land prices would be affected. Chairman Maxwell said that competition and capitalism should drive the growth and development and if municipalities want to overtax land

and drive development out of municipal boundaries then he does not have a problem with it. Mr. Brandmeyer stated that he is not suggesting there be no rural development and that legal lots of record and plat act splits could still be developed.

Mr. Brandmeyer stated that he has been working with the HBA and Realtors to hire a consultant to determine if the building permit fees are pushing development into the unincorporated areas. Mr. Madison stated that it could be determined with the municipalities and that a consultant is not needed. Mr. Brandmeyer said the analysis would cost \$10,000 which would come from an unbiased third party. A discussion ensued about the study, fees, and taxes.

Mr. Michael stated that it seems the committee is questioning whether it is their job to determine if there should be municipal growth or if they are okay with unincorporated growth. Mr. Brandmeyer asked at what point does the committee say what they are doing now is not working. Mr. Michael stated that if a Madison County citizen wants to move into unincorporated, he needs to know how it is his job to restrict it. Mr. Brandmeyer stated he has presented what the best practices are and he does not know what else to provide to inform them how it is their decision. Mr. Chapman stated that the committee is not providing alternative ideas on how to address the issues that are being discussed and it is their job to promote general welfare for the county.

Mr. Wesley stated that there is a current plan that the county is operating under and we are discussing proposed changes and the committee needs to decide if the current plan is still beneficial to use or if it should be changed and he is not convinced that the changes need to be made. Mr. Brandmeyer stated that the current plan is not well written and it was never implemented and a plan is only good if it is implemented. A discussion ensued about the existing plan. Chairman Maxwell stated that the committee would like to see the draft plan.

Mr. Brandmeyer stated that the amount of acreage for an agricultural lot should be 5 acres, that the county should continue to allow development on lots of record, continue to allow plat act lot splits, create an option for farm legacy lot splits, create a rural corridor district that would allow for 2 acre developments, and allow limited commercial uses in those developments. He said the plan will facilitate development by providing clear direction on when and where development should happen, which is something they don't have now because of the failures of the current plan. He said developers are looking for that type of direction before moving forward with a project proposal.

Chairman Maxwell stated that after the committee receives a draft of the plan they will go through it and discuss which items they do and do not agree with.

Adjournment:

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