

**PLANNING AND DEVELOPMENT COMMITTEE MEETING**  
**April 18, 2016**

**Members Present:**

Bill Meyer  
Brad Maxwell  
Brenda Roosevelt  
Jack Minner  
Kelly Tracy  
Robert Pollard  
Helen Hawkins

**Members Absent:**

None

**Others Present:**

Matt Brandmeyer  
Derek Jackson  
Andi Yancey  
Emily Fultz  
Breana Lamb  
Francis and Gloria Jancek  
Wayne Mollet  
Richard Sturgill  
Catherine Varble  
Chris and Jostlin Bademacher  
Kristin and Ryan Kneeder

**Approval of Minutes:**

The meeting was called to order by Chairman Bill Meyer.

Jack Minner made a motion to approve the minutes from March 14, 2016. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Jack Minner made a motion to approve the Executive Session minutes from March 14, 2016. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.

**Planning Coordinator's Report:**

Derek Jackson presented Zoning Board of Appeals Findings of Fact and Recommendations for the March 31, 2016 and April 7, 2016 zoning hearings. Derek also presented four subdivision plats: Menchak's Subdivision, Bay Horse Subdivision, Engeman Estates, and Heron Point to the committee. Derek fielded questions from the Committee pertaining to the hearing petitions and subdivision requests.

**Citizens Wishing to Address the Committee:**

Catherine Varble, property owner at 8891 Wieseman Road, spoke on behalf of her request to continue the placement of a double-wide manufactured home on her property. Ms. Varble stated that she had lived at the home for over sixteen years and had a petition of support signed by more than twenty-five nearby and adjoining property owners.

Richard Sturgill, business operator at 9975 State Route 140, spoke on behalf of his request to place an LED sign at the site. Mr. Sturgill explained that the background color of the sign was variable and proposed changing the background of the sign to black in order to limit the brightness. Mr. Sturgill stated that he was waiting on a part from the sign company in order to make the proposed adjustments. Mr. Sturgill requested that Committee table the petition for thirty days in order for him to make the adjustments.

Kelly Tracy stated that she drove by the sign at night, and that the yellow background was extremely bright. Ms. Tracy asked what Mr. Sturgill's hours of operation were. Mr. Sturgill stated that they usually close by 6:00 pm. Ms. Tracy asked Derek if a condition could be applied stipulating that the sign be turned off during non-business hours. Derek stated that such conditions had been applied to signs in the past.

**Old Business:**

None.

**New Business:**

Resolution Z16-0020 was separated from Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for March 31, 2016.

Kelly Tracy made a motion to table Resolution Z16-0020 for thirty days. Seconded by Helen Hawkins. Voice vote. All ayes. Motion approved.

Brenda Roosevelt inquired about Resolution Z16-0022, the petition for the 300 square foot billboard along 255. Ms. Roosevelt expressed concerns about similar requests along 255 resulting in a cluttered landscape. Derek stated that this is the only parcel with Madison County jurisdiction that has the proper zoning classification to place a billboard since IDOT prohibits the rezoning of properties for the purpose of placing billboards.

Jack Minner made a motion to approve Resolutions, Zoning Board of Appeals Findings of Fact, and Recommendations for March 31, 2016 and April 7, 2016. Seconded by Kelly Tracy. Voice vote. All ayes. Motion approved.

Brad Maxwell made a motion to approve Menchak's Subdivision, Bay Horse Subdivision, Engeman Estates, and Heron Point. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.

Emily Fultz addressed the Committee regarding the 2016 Environmental Grants, explaining that 25 applications were submitted and 13 were approved. Emily briefed the Committee on some of the proposed projects, explaining that the grant total was \$163,835. Matt explained that if there was remaining funding, we would submit a second round in the fall.

Brenda Roosevelt made a motion to approve a Resolution Authorizing Environmental Grants FY2016. Seconded by Helen Hawkins. Roll call vote. All ayes. Motion approved.

Matt Brandmeyer briefed the Committee on the contract with Heartlands Conservancy for stormwater policy and floodplain management consulting services. Matt explained that it was a renewal of the existing contract and updated the Committee on the Master Stormwater Plan progress.

Jack Minner made a motion to approve a Resolution Authorizing Contract for Stormwater Policy and Floodplain Management Consulting Services. Seconded by Brenda Roosevelt. Roll call vote. All ayes. Motion approved.

Matt Brandmeyer stated that this is the meeting where we would be requesting various funding. Matt explained that stormwater planning and environmental grants are funded by the tipping fees received from landfills, and that no tax dollars are being utilized for these programs.

Matt explained that we have used commercial plan reviewers in the past, but had not put them under contract. Matt stated that we use these consultants to review large-scale commercial developments, such as the Love's Truck Stop.

Kelly Tracy made a motion to approve the Purchase Request for Commercial Plan Review Consulting Services. Seconded by Robert Pollard. Roll call vote. All ayes. Motion approved.

Tom Hawkins spoke to the request for the demolition of two commercial structures. Tom stated that the structures have not been used for over 20 years, and are in disrepair and dangerous. Matt Brandmeyer explained that the property is in probate, and that there is no one individual responsible for the demolitions. Matt stated that we could place a lien on the property and hopefully recover the cost of the demolition once the property sells.

Kelly Tracy made a motion to approve the Purchase Request for Demolition of Commercial Structures. Seconded by Brenda Roosevelt. Roll call vote. All ayes. Motion approved.

Kelly Tracy made a motion to approve the Purchase Order Report. Seconded by Brenda Roosevelt. Roll call vote. All ayes. Motion approved.

**Administrator's Report:**

Emily Fultz updated the Committee on the Sustainability Plan. Emily stated that she is going to extend the public engagement period by two months, until the end of May, in order to capitalize on some of the end-of-year events many of the schools are having. Emily updated the committee on the efforts being made to reach out to citizens for public input. Emily stated that the plan is still on track to be completed by fall.

Matt Brandmeyer briefed the Committee on two upcoming newsletters regarding the Sustainability Plan and the Stormwater Plan. Matt notified the Committee that the outstanding situation regarding the Peralez Family residing in an accessory structure had been resolved, as the family had moved out of state and is no longer occupying the structure. Matt also updated the Committee on the Stunkel case, stating that progress was being made. Matt explained that the new engineer had established that there is in fact fill in the floodway and that it will need to be removed. Matt stated that options were currently being considered as to how to go about removing the fill from the floodway.

Helen Hawkins discussed new road development in Dobry Slough and stormwater issues in the area.

**Adjournment:**

Kelly Tracy made a motion to adjourn the meeting. Seconded by Brad Maxwell. Voice vote. All ayes. Motion approved.

Meeting adjourned.