

**Planning and Development Committee  
Meeting Minutes for May 4, 2017**

**Members Present:**

Brad Maxwell, Chairman  
Nick Petrillo  
Larry Trucano  
David Michael  
Philip Chapman  
Ray Wesley  
Mick Madison  
Robert Pollard

**Members Absent:**

None.

**Others Present:**

Matt Brandmeyer	Deborah Besserman
Andi Yancey	Gail DeClue
Breana Lamb	Joe Juneau
Chris Doucleff	Joe Mattingly
Mary Ellen Maxwell	Bob Rose
Dale Steinmetz	Dana Kirbach
David Endres	Josh Kirbach
Rosanna Kosek	Jared Kraus
Bill & Amy Laycock	Dustin Miller
Stacey Loomis	Eddie Lee
Deana Cagle	David White
Jeff Cavins	W.H & Alice Rogers
Chris Zimmer	Lois Kramer
Edward McCarthy	Mr. & Mrs. Mehmet Dinceroglu
Karen Polka	John & Sandra Hess
Jeff Ezra	Brett Cygan

**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 April 6, 2017. Seconded by Mr. Chapman. Voice vote. All ayes. Motion approved.

**Zoning Petitions and Subdivision Overview:**

Mrs. Yancey introduced Z17-0009, petition of Retail Place, LLC, requesting a zoning map amendment and preliminary plat approval in order to rezone two tracts of land consisting of 105.5 acres from "A" Agriculture District to "R-2" Single-Family Residential District. Mrs. Yancey stated Retail Place, LLC is requesting to do a major subdivision development with about 170 lots.

Mrs. Yancey discussed Z17-0016, petition of Dave Slemmer, requesting a special use permit in order to have a landscaping business on site. Mrs. Yancey stated that the Zoning Board of Appeals (ZBA) recommended approval with conditions.

Mrs. Yancey introduced Z17-0015, petition of John and Sandra Hess, requesting a zoning map amendment in order to rezone a 6 acre tract from "B-3" Highway Business District to "B-4" Wholesale Business District in order to develop a self-storage warehouse facility. Mrs. Yancey stated that there was an opposition petition with 32 signatures submitted regarding the request.

Chairman Maxwell asked if the ZBA recommended approval or denial for the Retail Place, LLC request. Mrs. Yancey stated that they recommended denial.

Mrs. Yancey discussed Z17-0018, petition of Tim Reeb and Kristen Wardlaw, requesting a zoning map amendment in order to rezone a 1.5 acre tract of land from "A" Agriculture to "B-2" General Business District in order to run a dance studio. The ZBA recommended approval and there was no opposition for the request.

Mrs. Yancey introduced Z17-0019, petition of Ardie Decker and Anne Mordis, requesting a zoning map amendment in order to rezone a 0.35 acre tract of land from "R-4" Single-Family Residential District to "B-1" Limited Business District, a variance in order to create a "B-1" Limited Business District that is 0.35 acres instead of the required 1 acre, a special use permit in order to operate a bar on site, and a variance in order to be 18.37 feet from the north property line instead of the required 50 feet, 13 feet from the west property line instead of the required 50 feet, and 12.5 feet from the south property line instead of the required 20 feet. Mrs. Yancey stated that the bar has been functioning for over 60 years and was grandfathered in. The change in ownership required that the property come into compliance with the Madison County Zoning Ordinance. The ZBA recommended approval with conditions.

Lastly, Mrs. Yancey discussed Z17-0014, petition of Mehmet Dinceroglu, requesting a zoning map amendment in order to rezone a 0.50 acre tract of land from "B-1" Limited Business District to "R-5" Multiple-Family Residential District, a variance in order to create an "R-5" Multiple-Family Residential District that is 0.50 acres in size instead of the required 2 acres, and a variance in order to be 12 feet from the east property line instead of the required 25 feet. Mrs. Yancey stated that the applicant intends to have three (3) apartments on the site. There was a petition of opposition signed with about 82 signatures regarding the request. County Board member Arthur Asadorian submitted a letter of opposition for the request as well. The ZBA recommended approval.

Mr. Chapman inquired what the conditions of approval were for Z17-0019. Mrs. Yancey read aloud the conditions of approval.

Mrs. Yancey introduced the First Addition to Appleway Subdivision. Mrs. Yancey stated that the applicants are seeking to parcel off the noncontiguous section of the parcel in order to construct a single-family dwelling. Chairman Maxwell asked how large the parcel is. Mrs. Yancey stated it is 2.65 acres.

Mrs. Yancey discussed the Kirbach Subdivision. It is a three lot minor subdivision and meets all of the Madison County Subdivision standards.

Mrs. Yancey introduced the First Addition to Liberty Prairie Estates Subdivision. It is a two lot minor subdivision and meets all of the Madison County Subdivision standards. Mrs. Yancey stated that there is a maintenance agreement on the roadway and the applicant submitted an update to the agreement.

Mr. Madison indicated he had spoken to someone on East or West Liberty Prairie Lane that bought the property 30 years ago and was told that he owned the private road and no one else would use it. Since then, there have been new subdivisions and new people using the private lane. Mr. Madison asked that the committee would look into this issue before the subdivision is approved. Mrs. Yancey stated that the surveyor looked into the private lane and indicated that it is a shared 50 feet wide access easement. Mrs. Yancey indicated the subdivision can be tabled until there is more information regarding the issue.

Lastly, Mrs. Yancey discussed the Kessel CCMC Farm Subdivision. It is a four lot minor subdivision split and it meets all of the Madison County Subdivision standards. The property is located within the floodplain but the applicant should be able to build on land that is not located within the floodplain.

### **Citizens Wishing to Address the Committee:**

Chairman Maxwell asked for those who wanted to speak in regards to Z17-0009 to come forward. Mary Ellen Maxwell, adjoining property owner to the subject property, stated that she supports the recommendation of denial from the ZBA for Z17-0009. Mrs. Maxwell stated that the developer is proposing a major shift in the culture of the area by proposing smaller lot sizes. Mrs. Maxwell stated they are proposing an average lot size of 1/3 of an acre per house. Mrs. Maxwell said that the oil and chip road will be impacted due to increased traffic. Mrs. Maxwell stated that her and her husband chose their current house because of the close proximity to the gun club and voiced concerns that the gun club would relocate due to the new development. Mrs. Maxwell stated that the developers did not contact their subdivision about the proposal and that their subdivision would accept an "R-1" zoning designation.

Mr. Chapman asked Mrs. Maxwell if the developers contacted the surrounding neighbors regarding their proposal. Mrs. Maxwell stated that they contacted a neighbor that is not adjacent to the subject property regarding the development and that is the only person they know who was contacted. Mr. Pollard inquired to Mrs. Maxwell how many houses are proposed on how many acres. Mrs. Maxwell stated 170 houses are being proposed on 105.5 acres, which is approximately 1/3 of an acre per house.

Dale Steinmetz spoke in regard to Z17-0009. Mr. Steinmetz echoed Mrs. Maxwell that the development would bring a change of culture. Mr. Steinmetz stated that he shares a pond with neighbors and the rainwater from the subject property goes into their pond, and he is concerned the development would keep all of the stormwater on the property which will decrease his property values. Mr. Steinmetz stated he is concerned about the quality of water, the amount of water, and how fast the water will travel if the development is built and his concerns were not addressed by the developer. Mr. Steinmetz stated that he provided the developer with a packet with all of his concerns and was not contacted. Mr. Chapman asked Mr. Steinmetz whether larger lot sizes would help satisfy his concerns. He stated that it would.

David Endres spoke in regard to Z17-0009. Mr. Endres stated that his property is located in the low lying area of the subdivision and he is concerned that their property will be affected by the proposed development. Mr. Endres stated that the development would increase the traffic on their roads and would create a large choke point for water drainage. Mr. Endres echoed Mrs. Maxwell by stating that it would change the culture of their neighborhood.

Mr. Wesley stated that the developer addressed the stormwater issues that the neighbors were concerned about on site by stating he would use licensed engineers, but that he is still concerned with the change in culture and aesthetics of the neighborhood. Mr. Madison stated that the developers were planning on doing on-property rainwater detention and he believes they can divert some of the subject property's stormwater to the pond that the neighbors are concerned about.

Mr. Chapman stated that no matter what type of development goes on the property it will impact the traffic on Staunton Road which will cost the County more money. Mr. Chapman said if the Committee were to approve the request, the County would have to purchase land in order to increase the road size to support the increased traffic. Mr. Chapman stated if the developer had worked with the County, then that issue could have been eliminated. Mr. Brandmeyer stated that it would be submitted to the highway department for approval and Edwardsville reviewed the request as well. There is right-of-way dedication shown on the plat. Mr. Brandmeyer said if the Committee wanted to add a note to the plat it could be stated directly that it would be of no cost to the County.

Rosanna Kosek spoke in regard to Z17-0015. Mrs. Kosek is opposed to the zoning map amendment of John and Sandra Hess because she is concerned with the additional traffic that will be on Grotefendt Road, as it would increase the traffic and accidents on the road. Mrs. Kosek indicated that the road is not well lit and it will cause major traffic and safety issues. Mrs. Kosek also indicated that the proposed development will change the culture of their neighborhood.

Mr. Madison asked Mr. Brandmeyer if the new development would create a drainage issue for the surrounding neighbors. Mr. Brandmeyer stated that the stormwater can be managed and that when developers submit a permit for review, these are items are reviewed. Mr. Brandmeyer stated that water can be directed toward existing ditches to maintain the water issues. Mr. Madison stated he believes it is a great place for a development.

Mr. Wesley stated that the 6 acre tract is zoned B-3 Highway Business District and is not zoned Agriculture. Mr. Wesley indicated that there is currently over 100 uses that could go on that property and inquired if these businesses could go on the property without the review of the Committee. Mr. Brandmeyer stated that they could come in for a building permit

and would not have to have to be reviewed by the Committee. Mrs. Brandmeyer stated that the "B-4" Wholesale Business District is not very different from "B-3" Highway Business District but it allows storage units.

Mr. Chapman asked if there was any reason to believe existing storage sites within Madison County bring crime to their areas. Mr. Brandmeyer stated that the department has not received that type of information and that there was research done in regard to storage units at interchanges. Mr. Brandmeyer stated they do seem to have a higher rate of crime. Mr. Chapman asked if the applicant will be landscaping the development and if it would make any difference to the property owners nearby.

Stacey Loomis shared current photos of flooding within their neighborhood near the subject property with the Committee. Mr. Wesley asked if that is normal flooding or is it due to the significant rainfall. Mrs. Loomis indicated that is normal when it rains.

Ms. Loomis spoke in regard to Z17-0015. Ms. Loomis asked that the board be impartial to any ties that they may have to the applicants and owners. Ms. Loomis stated that the business is unwanted by their community and she hopes that the committee will uphold the ZBA's decision on the request. Ms. Loomis noted that the notice of the zoning hearing was stuck in weeds and was not visible on the subject property. Ms. Loomis stated if the subject property is rezoned to "B-4", they are ruining the chances for the property owners from keeping their rural living environment and it would allow future companies to come into the area and further change the atmosphere of their neighborhood. Ms. Loomis stated that the change in zoning designation will allow for many other businesses to come into the neighborhood such as distribution centers, taverns, etc. that will forever change their home lives. The storage units will cause a large disruption in the area due to increased traffic and roads that will not be able to handle the traffic. Ms. Loomis stated concerns about the subject property being used for drug transportation and the effect of increased lighting in the area.

Mr. Petrillo asked what the setback distance is for the district because he knows of a storage unit that causes issues for the flow of traffic off of Pontoon Beach Road. Mr. Brandmeyer stated that the development will have to meet the minimum setback, which is 50 feet.

Amy Laycock spoke in regard to Z17-0015. Mrs. Laycock stated that the distance between the proposed development and their subdivision appears to be a larger distance than it is. Mrs. Laycock stated that increased traffic on Route 4 would cause more accidents than there currently are now. Mrs. Laycock stated that she will have more issues with water drainage on her property if the development is constructed.

Deana Cagle spoke in regard to Z17-0015. Mrs. Cagle echoed what previous neighbors had stated about the traffic concerns. Mrs. Cagle stated that there are many accidents on the road and the increased traffic would lead to more accidents. Mrs. Cagle indicated that the increased traffic will deteriorate the road conditions.

Mr. Chapman asked Chairman Maxwell if the rezoning will only affect the 6 acre parcel and if the rest of the property up Route 4 is already zoned correctly for business. Mr. Brandmeyer stated that is correct. The adjoining property is currently zoned "B-3" Highway Business District. Mr. Chapman stated that if the development was to be approved, could the rest of the property that is along Route 4 be developed with businesses. Mr. Brandmeyer stated that was the case.

Dustin Miller spoke in regard to Z17-0015. Mr. Miller echoed what other neighbors had said about the road conditions, the visibility of the zoning hearing sign, and the number of units being proposed. Mr. Miller stated that security is one of his concerns with the storage units. Mr. Miller stated there is a website that provides training for police officers and within the website it provides training for drug transportation within storage units. Mr. Miller stated his concerns with the proposed 24 hour access to the storage unit and the safety risks that it imposes.

Brad Cygan spoke in regard to Z17-0015. Mr. Cygan stated he is proposing the rezoning of the property and he selected this location due to its proximity to the interstate. Mr. Cygan stated that the development would not be an eye sore or create a crime issue for the area and that the stormwater flows to the interstate and does not flow toward the neighborhood. Mr. Cygan indicated there would be more traffic but not more than any other proposed businesses would generate.

Mr. Wesley stated one of the issues that the neighbors had was safety in the area, he asked Mr. Cygan what he is proposing in order to secure the property. Mr. Cygan indicated at this time he does not have set plan, but that he is willing to work

with whomever to make the development work for everyone. Mr. Cygan stated that he would be willing to put up cameras and change building directions to make it look better for the neighbors. Mr. Cygan stated that if it were to be a 24-hour service, they would have a credit card entry to have knowledge of everyone who is entering and leaving the property. Mr. Wesley asked what kind of lighting plan he is proposing. Mr. Cygan stated they would have minimal brightness and pack lights on the sides of the building that would shine down on the building and not toward the neighbors. Mr. Pollard asked what the end plan is for his development. Mr. Cygan stated he was unprepared when he said 150 units and that it would probably take over 1/3 of the property, but it depends on the cost for the structures.

Mr. Brandmeyer stated that the developer suggested many items that he would be willing to propose for approval. Mr. Brandmeyer suggested to the Committee that if they wanted to consider those items in their vote that they could table the request in order to see those items and that they could also add conditions to the approval. Mr. Maxwell asked if the Committee would want to postpone the request for two weeks in order for the applicant to meet with the neighbors and come to an agreement. Mr. Cygan stated that he would be willing to address their issues but is unsure if anything will change. Mr. Maxwell stated that he wanted to see if both sides could make a compromise.

Mr. Chapman listed items he would like addressed by the developer such as fence perimeter, personal keys, secure locks, alarm system, 24 hour surveillance, security lighting, fire alarms, and how people would get in touch with the owner if there are issues. Mr. Madison stated he did not think the Committee could make the developer address all of the items. Mr. Chapman stated that he would like those issues addressed before he voted on the request.

Billy Laycock spoke in regard to Z17-0015. Mr. Laycock stated that his biggest concern is the lack of business planning that Mr. Cygan has for his proposal. Mr. Laycock also stated that his alarm system at his house went off and it took Madison County Police 30 minutes to get to his house. Mr. Laycock said if there were an issue at the storage unit, he wants to know that they would be kept safe.

John Hess spoke in regard to Z17-0015. Mr. Hess stated that he is the owner of the property and the "B-3" zoning on the property was zoned commercial before the subdivision was even created. Mr. Hess stated that he does not think that the traffic will be an issue. In regard to the safety concerns, Mr. Hess stated that Bret Cygan runs a good business so it should not be an issue.

William H. Rogers spoke in regard to Z17-0014. Mr. Rogers stated he has lived across from the subject property for over 30 years. Mr. Rogers said that Mr. Dinceroglu had a resale shop on the property and then Mr. Dinceroglu started bringing in a lot of junk to the property and they began to live in a junk yard. Mr. Rogers said that a County Board member, Township Supervisor, and the zoning board shut down the business and made him clean up the property. Mr. Rogers said the neighborhood did not care about the businesses at the location but they are upset about the variances and the request to rezone the property. Mr. Rogers stated that the 90 signatures that were collected were against the rezoning. Mr. Rogers said that if the request is approved there will be kids in his and his neighbor's yards since they have no place to play, it's unsafe, he's too close to the highway, and it's not on enough land. Mr. Rogers stated that the proposed use would bring the property values in the area down as well.

Eddy Lee spoke in regard to Z17-0014. Mr. Lee stated that he went on public record at the zoning hearing stating that he objects the recommendation of the ZBA. Mr. Lee stated that work was started without any permits or any zoning. Mr. Lee said that since the Township Supervisor, County Board member, the Highway Commissioner, and 90 residents are against the request that the project should be turned down, otherwise a message will be sent to the whole county that they can build whatever they want and we will change the regulations in order to suit their needs.

David White spoke in regard to Z17-0014. Mr. White echoed what Mr. Rogers said about the issues they have encountered with the subject property. Mr. White asked the Committee if this subject property was close to their homes, would they want multi-family in their neighborhood. Mr. White said if the subject property is rezoned to multi-family that their property values would decrease.

Mr. Wesley asked Mr. White what he thinks the owner should do with the property if he does not make it into apartments. Mr. White said the neighbors would not object to another business at the property.

Mr. Pollard asked why the ZBA chose to recommend approval for the request when there is so much opposition to it. Mrs. Yancey stated because the subject property is located within a residential area and across the street, there are

properties that are zoned "R-5". Mrs. Yancey stated that since businesses in the area have not been successful, the applicant thought that the proposal would be beneficial to the area.

Mr. Chapman asked if the subject property looks like the other residences that are zoned "R-5" in the neighborhood. Mrs. Yancey stated it was developed with the intent to build duplexes but the developer ended up doing single-family dwellings, therefore the character of the subject property is not the same. Mr. Chapman said he does not understand why ZBA decided to recommend approval if it does not fit in with the neighborhood. Mrs. Yancey stated that it was due to the residential character of the area. Mr. Brandmeyer stated that we cannot speculate on the rationale of ZBA decisions.

Mr. Madison asked if there are still people in the apartments. Mrs. Yancey stated that there are and that the apartments have been there since before the zoning code and are grandfathered uses.

Mr. Wesley asked Mr. Brandmeyer if the property is currently in violation of the zoning code. Mr. Brandmeyer stated that it is not because it is a legal non-conforming use. The two apartments will be able to remain. Mr. Brandmeyer said that the owner did some improvements to the bottom level of the building without a permit and they were asked to address the issues through the zoning hearing. Mr. Wesley asked if they are not zoned correctly then how is the applicant not in violation. Mr. Brandmeyer stated that it is grandfathered and defined and explained grandfathering.

Mr. Petrillo stated that the previous owner of the property was running a business and wanted to live on the property and it eventually became two different apartments. Mr. Petrillo stated that the Committee should consider the number of people to live on the subject property and the risk with allowing it. Mr. Petrillo stated that he does not agree with the recommendation that the ZBA submitted.

Lois Kramer spoke in regard to Z17-0014. Mrs. Kramer stated there are currently two apartments on the top of the building and Mr. Dinceroglu has one apartment rented out on the bottom level. Mrs. Kramer stated that she read in the minutes that Mr. Dinceroglu wanted to have an office space for the apartments as well. She stated that what he is proposing and the amount of doors there are make it seem like there will be more apartments.

Edward McCarthy stated that he is speaking on behalf of Gail DeClue. Mr. McCarthy stated that they are asking for a request to modify the requirement for how many trees that have to be planted on her north property line. Mr. McCarthy handed out a packet to the Committee with supporting documents to what he would be discussing. Mr. McCarthy referred to the first and second page, stating that it indicates the proposed cost of the trees that Gail DeClue is currently required to put along her north property line. It is approximately 27 trees. Mr. McCarthy stated that Karen Polka would be discussing the 6 trees that were placed along the north property line and how they will not grow there.

Mr. Brandmeyer stated that Mr. McCarthy is here to present their request to the Committee and that any discussion should be held during executive session.

Karen Polka stated that she works for Crane Tree Farm in Caseyville and has a degree in Horticulture. Ms. Polka stated that Gail DeClue came to Crane Tree Farm and bought 6 conifers for screening. Ms. Polka stated that she went to the property to look at them and to assess the needs for trees to be planted to fulfill the screening and indicated that she may only be able to plant one more tree. She said that planting the trees between tall oaks would defeat the purposes of planting more trees and that some of the trees were poor in growing habits already because the existing trees were blocking sun from the newly planted trees.

Chairman Maxwell stated they will be moving executive session to the end of the agenda in order to vote on items that people in attendance were waiting for.

**Unfinished Business:**

None.

**New Business:**

Chairman Maxwell stated that he has a conflict of interest with Resolution Z17-0009 and asked to recuse himself from the vote and asked Mr. Wesley to step in as Chairman of the Committee.

Mr. Pollard made a motion to deny Resolution Z17-0009, petition of Retail Place, LLC, owner of record, requesting a zoning map amendment and preliminary plat approval in order to rezone two tracts of land consisting of 105.5 acres from "A" Agriculture to "R-2" Single-Family Residential District. Seconded by Mr. Petrillo.

Mr. Wesley asked for a discussion regarding the request. Mr. Chapman stated the developers of the subdivision had not been in contact with the neighbors, stating that larger lot sizes and adequate drainage would make the neighbors welcome the development. Mr. Chapman stated he would vote against the subdivision at this time.

Mr. Madison stated he would like to see the development move forward, however the communication between the developer and the neighbors did not address the neighbors' concerns and that is not a good way to start a project. Mr. Madison stated he is in agreement with denial of the request.

Voice vote. All ayes. Mr. Maxwell abstained from the vote. Motion approved.

Mr. Chapman made a motion to approve Resolution Z17-0016, petition of Dave Slemmer, requesting a special use permit in order to have a landscaping business on site. Seconded by Mr. Madison. Roll call vote. All ayes. Motion approved.

Mr. Wesley made a motion to approve Resolution Z17-00015, petition of John and Sandra Hess, owners of record, requesting a zoning map amendment in order to rezone a 6 acre tract from "B-3" Highway Business District to "B-4" Wholesale Business District. Seconded by Mr. Madison.

Mr. Madison stated he supports the project because it is located on Grotefendt Road which supports businesses and it is commonplace to have storage units on interchanges. Mr. Petrillo stated he would like to see a definite plan from the developer. Chairman Maxwell asked Mr. Petrillo if he is looking for an amendment to the motion. Mr. Petrillo stated he would like an amendment attached the request in order to see a better plan from the developer.

Mr. Brandmeyer stated he was trying to provide options to the Committee in regard to the resolution. He stated that the Committee could add conditions to the request or the vote could be postponed until the plan from the developer has been submitted. Mr. Pollard echoed what Mr. Petrillo stated, that there should be a better plan from the developer before it is voted on.

Mr. Wesley withdrew his motion to deny Resolution Z17-0015 in order to satisfy the other Committee members with receiving better plans from the developer. Mr. Madison also withdrew his second to the motion to deny for Resolution Z17-0015.

Mr. Chapman made a motion to postpone Resolution Z17-0015 to next month's meeting. Seconded by Mr. Wesley.

Mr. Michael stated he does not know Mr. Hess or Mr. Cygan. Mr. Michael stated the road is in bad condition and is concerned that the developer could not improve the road unless IDOT were to fix it. Mr. Michael stated there are things that could be done to make the development aesthetic and safe, such as screening and credit card entry. Mr. Michael wants to postpone the vote but knows he will be gone at the next month's meeting and would be disappointed to miss the vote because it is in his district.

Mr. Chapman and Mr. Pollard withdrew their motions to postpone until next month. A discussion ensued about the duration of postponement.

Mr. Chapman made a motion to postpone Resolution Z17-0015, petition of John and Sandra Hess, owners of record, requesting a zoning map amendment in order to rezone a 6 acre tract from "B-3" Highway Business District to "B-4" Wholesale Business District until the May 18 Planning and Development Committee meeting. Seconded by Mr. Pollard. Voice vote. All ayes. Motion approved.

Mr. Wesley made a motion to approve Resolution Z17-0018, petition of Tim Reeb, applicant, and owner of record, Kristen Wardlaw and Heavenly Rhythm Dance Studio, requesting a zoning map amendment in order to rezone a 1.5 acre tract of land from "A" Agriculture to "B-2" General Business District. Seconded by Mr. Michael. Voice vote. All ayes. Motion approved.

Mr. Madison made a motion to approve Resolution Z17-0019, petition of Ardie Decker, c/o Billy Foster, owner of record, by Anne Mordis, applicant, requesting a zoning map amendment in order to rezone a 0.35 acre tract of land to "R-4" Single-Family Residential to "B-1" Limited Business District, a variance in order to create a "B-1" Limited Business District that is 0.35 acres in size instead of the required 1 acre, a special use permit in order to operate a bar on site, and a variance in order to be 18.37 feet from the north property line instead of the required 50 feet, 13 feet from the west property line instead of the required 50 feet, and 12.5 feet from the south property line instead of the required 20 feet. Seconded by Mr. Michael. Roll call vote. All ayes. Motion approved.

Mr. Madison made a motion to postpone Resolution Z17-0014 for 30 days to address the neighbor's issues. No second. Motion failed.

Mr. Petrillo made a motion to deny Resolution Z17-0014, petition of Mehmet Dinceroglu, owner of record, requesting a zoning map amendment in order to rezone a 0.50 acre tract of land from "B-1" Limited Business District to "R-5" Multiple-Family Residential District, a variance in order to create an "R-5" Multiple-Family Residential District that is 0.50 acres in size instead of the required 2 acres, and a variance in order to be 12 feet from the east property line instead of the required 25 feet. Seconded by Mr. Pollard. Roll call vote. Ayes for the motion; Mr. Chapman, Mr. Michael, Mr. Petrillo, Mr. Trucano, Mr. Wesley, and Mr. Pollard. Nays for the motion; Mr. Madison. Motion approved.

Mr. Madison stated that his nay vote was for the potential legal issues in regards to Z17-0014.

Mr. Madison made a motion to approve First Addition to Appleway Subdivision, Kirbach Subdivision, Plocher Family Farms 4<sup>th</sup> Subdivision, First Addition to Liberty Prairie Estates, and Kessel CCMC Farm Subdivision. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Mr. Trucano made a motion for a five minute recess. Seconded by Mr. Madison. Voice vote. All ayes. Motion approved.

Five minutes later, the meeting was reconvened.

Mr. Petrillo made a motion to approve a Resolution to provide \$150,000 from the FY17 Host Fee Account for the Long Lake Outfall Project.

Chairman Maxwell stated there was a motion on the table. Mr. Madison asked to have a discussion and listen to Mr. Brandmeyer discuss the Long Lake Outfall Project resolution. Mr. Petrillo withdrew his motion to approve the resolution.

Mr. Brandmeyer discussed the details of the Long Lake Outfall Project, stating that it is a culvert project that will improve drainage along Long Lake. A discussion ensued about the details of Long Lake Outfall Project. Mr. Chapman asked how much Pontoon Beach will pay for the project. Mr. Brandmeyer stated Pontoon Beach will pay \$100,000 towards the project and repay the \$400,000 loan.

Mr. Wesley asked where the water flows after the Long Lake choke point. Mr. Brandmeyer described the flow of the water and other potential choke point areas. He stated that the other culverts are undersized and can cause additional choke points for the flow of water. Mr. Brandmeyer stated the Long Lake Outfall Project will not solve all the flooding issues in the area. A discussion ensued about other flooding locations.

Mr. Petrillo made a motion to approve a Resolution to provide \$150,000 from the FY17 Host Fee Account for the Long Lake Outfall Project. Seconded by Mr. Madison. Roll call vote. All ayes. Motion approved.

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

**Administrator's Report:**

Mr. Brandmeyer stated the text amendment was held up because staff is looking into pole building regulations and the current section must be rewritten. Mr. Brandmeyer stated that staff is looking into the minimum lot size for private sewage. Mr. Brandmeyer said that staff is also reworking the sustainability programs and that they are going to be renamed, revamped, and rebranded. Mr. Brandmeyer said the program name is going to change to Recycling and Resource Management. Mr. Brandmeyer stated he is working with the Chairman Prenzler with the rebranding and once he receives approval, he will update the committee.

**Adjournment:**

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