

**Planning and Development Committee  
Meeting Minutes for December 3, 2020**

**Members Present:**

Mick Madison, Chairman  
Philip Chapman  
Dalton Gray  
Nick Petrillo  
Robert Pollard

**Members Absent:**

Philip Chapman

**Others Present:**

Noelle Maxey	Kay Waldram
Chris Doucleff	Jake Gain
Rob Henke	William Scott

**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 October 15, 2020 meeting. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Breana Buncher, Planning Coordinator, gave the overview of the five zoning petitions and two subdivisions on the agenda.

Mrs. Buncher introduced Resolution Z20-0061, petition of Theresa Blaes, requesting a variance in order to create a tract of land 1 acre in size instead of the required minimum of 2 acres. Mrs. Buncher stated the property is zoned "A" Agricultural District, and the applicant wants to subdivide off 1 acre for her daughter to build a new home on the property. Mrs. Buncher stated there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval.

Mrs. Buncher introduced Resolution Z20-0062, petition of Adrian Salazar, requesting a Special Use Permit (SUP) to continue placement of a single-wide mobile home on site for the occupancy of Adrian Salazar and family for a period not to exceed 5 years. Mrs. Buncher stated the property is zoned "R-4" Single-Family Residential District, and there is one outstanding violation on the property due to the expired SUP for the mobile home. Mrs. Buncher stated no opposition had been expressed, and the ZBA recommended approval with conditions.

Mrs. Buncher introduced Resolution Z20-0063, petition of Network Real Estate, LLC, and TLF Communications, LLC, requesting a variance to construct a telecommunication tower 155 feet in height instead of the maximum 75 feet permitted in the zoning district. Mrs. Buncher stated the property is zoned "R-1" Single-Family Residential, and there are no outstanding violations on the property. Mrs. Buncher stated that staff received opposition emails from nearby property owners, and some spoke in opposition at the ZBA meeting, but ZBA recommended approval of the request. Mrs. Buncher read two opposition letters from nearby property owners that had not been read during the ZBA meeting.

Mrs. Buncher introduced Resolution Z20-0066, petition of Rebecca Russell and the Estate of Roberta Dunnagan, requesting a variance to create a tract of land 1 acre in size instead of the required minimum of 2 acres. Mrs. Buncher stated that per the will of Robert Dunnagan, one beneficiary is to receive 1 acre of the property while the other is to receive the remnant of the

property. Mrs. Buncher stated there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval.

Mrs. Buncher introduced Resolution Z20-0067, petition of Jason Askew and Timothy and Beverly Reeb, requesting a zoning map amendment to rezone a 10.62 acre tract of land from "A" Agricultural District to "B-5" Planned Business District in order to operate a self-storage facility on site. Mrs. Buncher stated they are currently only proposing outdoor storage of campers, RVs, boats, and the like. Mrs. Buncher stated there are no outstanding violations on the property, but several nearby and adjacent property owners spoke in opposition of the request. Mrs. Buncher stated the ZBA recommended approval with Appendix "A."

Mrs. Buncher introduced Country View – Minor Plat. Mrs. Buncher stated the property is zoned "A" Agricultural District, and this is a two lot minor subdivision plat, with Lot 1 being 2 acres and the remnant Lot 2 being 3 acres. Mrs. Buncher stated St. Jacob reviewed and approved the subdivision plat. Mrs. Buncher stated development on Lot 2 would include a new single-family dwelling, and the applicant is proposing a 40 foot wide private roadway easement to access Lot 2. Mrs. Buncher stated the layout satisfies all zoning and subdivision requirements.

Mrs. Buncher introduced Markowitz Subdivision – Minor Plat. Mrs. Buncher stated the property is zoned "A" Agricultural District, and this is a two lot minor subdivision plat, with Lot 1 being 1.84 acres and Lot 2 being 2.4 acres. Mrs. Buncher stated the applicant has applied for a minor bulk variance to create the 1.84 acre lot instead of the minimum required 2 acres, but it has not been approved yet. Mrs. Buncher stated staff is recommending a condition of approval that the plat not be signed by the Chairman until the minor bulk variance has been approved. Mrs. Buncher stated Edwardsville reviewed and approved the proposed subdivision plat. Mrs. Buncher stated development would include a new single-family dwelling on Lot 1, and the applicant is proposing a 40 foot wide private roadway easement to access Lot 2 where the existing home is. Mrs. Buncher stated that with approval of the minor bulk variance, the proposal satisfies all other 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.

Kay Waldram, nearby property owner, spoke in opposition to Z20-0067. Ms. Waldram stated they already have issues with stormwater runoff in the area, and the property is a farm field now so most of the rain water soaks into the ground, but adding pavement will make it runoff more so it will increase flooding in the area. Ms. Waldram stated they believe there should be a stormwater detention design before the request is approved. Ms. Waldram said they are also concerned about increased traffic in the area from this development because there are bus stops and bike crossings nearby. Ms. Waldram said she is also concerned about the loss of vegetation and wildlife on the property.

Jake Gain, applicant of Z20-0063, spoke on the request. Mr. Gain stated they are contracted by AT&T to build a telecommunication tower that would cover the area. Mr. Gain stated this location would cover Alton High School, I-255 to the east, and the surrounding residential areas. Mr. Gain stated that the point of the variance request is to build a tower that would cover the area instead of having to build multiple shorter towers. Mr. Gain stated the setback of the tower meets the requirement for the height of the proposed tower, not just the 75 feet allowed in the district. Mr. Gain addressed some of the concerns expressed by nearby property owners.

William Scott, adjacent property owner, spoke in opposition to Z20-0067. Mr. Scott stated the water from that property comes toward his and pools up behind all the properties on that road. Mr. Scott stated that the request will cause more water on their properties. Mr. Scott provided photos of the water issues.

Jason Askew, applicant of Z20-0067, spoke on the request. Mr. Askew stated that there is a culvert on the property that has been there since there was a house on the property, which drains to a small creek area and south of the property. Mr. Askew

stated his intention is to have a retention area on the back acre of the property and to create a swale around the existing culvert, so it would alleviate some of the drainage issues. Mr. Askew stated he has water draining to the west to his existing property, and it has a retention area on it as well.

**Unfinished Business:**

None.

**New Business:**

Chairman Madison asked if any Committee members had questions on any of the agenda items. Chairman Madison asked if the applicants of Z20-0063 can put up a tower on the property anyways, to which Mrs. Buncher stated they are permitted to put a 75 foot tower on the property, but have to get a variance for any tower taller than that. Chairman Madison asked if they get the variance, they would only need one tower, but if they put in a 75 foot tower, would they have to put in additional towers, to which Mr. Gain replied that that is the case, they would have to put up at least one additional tower in the area.

Chairman Madison asked for a motion for Resolution Z20-0061. 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 Resolution Z20-0062. Mr. Pollard made a motion to approve with conditions. Seconded by Mr. Gray. Mr. Petrillo asked if there are other mobile homes in the area, to which Mr. Doucleff stated there are a lot of mobile homes in the area. Mr. Petrillo asked if there was any opposition, to which Mrs. Buncher stated there wasn't. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion for Resolution Z20-0063. Chairman Madison stated this is in his district, and it sounds like they can put a 75 foot tower there anyway. Mr. Gray made a motion to approve. Seconded by Chairman Madison. Roll-call vote. Mr. Petrillo stated he understand the neighbor's concerns and wonders if there are any long term health studies of living near these towers. Chairman Madison stated the setbacks are enough that it won't hit someone's house, but the question here is if there will be multiple 75 foot towers in the area or one 155 foot tower. Chairman Madison stated the 155 foot tower would have the signals twice as high in the air than a 75 foot tower, to which Mr. Gain stated that that is true, having a taller tower would have the emissions higher up in the air, and the FCC regulates the emissions of all the towers. Ayes to the motion by Mr. Gray and Chairman Madison. Nays to the motion by Mr. Petrillo and Mr. Pollard. Motion fails.

Chairman Madison asked for a motion for Resolution Z20-0066. Mr. Pollard made a motion to approve. Seconded by Mr. Petrillo. Mr. Petrillo asked if there is already a house on the property, to which Mrs. Buncher stated there is an existing house. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion for Resolution Z20-0067. Mr. Gray made a motion to approve with Appendix "A". Seconded by Mr. Pollard. Mr. Petrillo asked if there were homes to the west, to which Mrs. Buncher stated there were. Mr. Petrillo asked what kind of stormwater plans he is proposing, to which Mrs. Buncher stated right now they are only doing the rezoning, but when the time comes, he would have to submit a stormwater plan. Chairman Madison stated the applicant said he would put in a retention area. A discussion ensued about Business Districts and the "B-5" Planned Business District. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion for Country View – Minor Plat and for Markowitz Subdivision – Minor Plat. Mr. Gray made a motion to approve. Seconded by Mr. Petrillo. Roll-call vote. All ayes. Motion passes.

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

**Administrator's Report:**

Mr. Doucleff stated the next Planning & Development Committee meeting would be in January.

**Adjournment:**

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

Meeting adjourned.