



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, January 28, 2008

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois on **January 28, 2008**.
CALL TO ORDER: 6:07 p.m.

I) Roll Call – Mouser, Schmidt, West. Absent – Albrecht, Medford . Other Aldermen Present: J. Drolet, N. Drolet, Polites, Reckamp, Engler. Staff: Ament, Howland, Stehman, Shekell, Denton, Funk. Visitors: Georgia Hillyer, Joan Ollendorf, Theresa Aydt, Loren Ettinger, Matt Smallheer.

II) Approval of Minutes – January 14, 2008. All ayes. Motion carried.

III) Items Requiring Council Action on – February 4, 2008

- A) Zoning Code Text Amendment (2nd READING) – Text Amendment to Article 15 “Variances” to include language establishing additional City Council right of review and appeal provisions. No change. The Committee unanimously voted to approve the text amendment on 2nd reading.
- B) Zoning Code Text Amendment (2nd READING) – Text Amendment to Article 9 “Planned Uses” to include additional language concerning changes of use and requiring residential conversions to have planned use authorization. No change. The Committee unanimously voted to approve the text amendment on 2nd reading.
- C) ZHO2007-31 – 719 S. Vine Zoning Variance – The Zoning Hearing Officer approved the Zoning Variance to the City's definition of a kennel at 719 S. Vine on December 7, 2007. The City Council voted to review the decision at their meeting on December 17, 2007. On January 22nd, the Council voted to send the issue back to committee for further discussion. Theresa Aydt, the petitioner, was present and expressed her frustration with the decision review process. She stated that all of her dogs are current on their vaccinations and are spayed or neutered. She also stated that she is willing to block off the doggy door to aid in monitoring the number of dogs allowed outside at any given time. Joan Ollendorf, a nearby property owner, requested that a decision be made one way or another, and she was in support of staff's original recommendation or the Council should allow everyone to have 6 dogs to be fair. The Committee voted 1-2 to affirm the Zoning Hearing Officer's decision (Mouser was in favor; Schmidt and West were not in favor). The Committee requested that staff put together a list of potential conditions for the Council to consider on February 4th. No alternative recommendation was reached. In the absence of a clear vote at the Council meeting, the Zoning Hearing Officer's decision will stand.
- D) McDonald's/Southview Plaza Commercial Center Water Main Variance – Loren Ettinger for Walpert Properties has requested a variance to Section 3.5(11) of the City's Development Manual (installation of an 8-inch water main) concerning the McDonald's/Southview Plaza Commercial Center development. Loren Ettinger spoke in favor of the variance. The Committee was concerned with future development in that area and who would be responsible for paying for the improvement. Mr. Ettinger stated that no additional development would take place at Southview Plaza Commercial Center outside of the approved McDonald's restaurant. There is a 10 foot wide utility easement along the existing water line for future access if necessary. The Committee unanimously voted to approve the variance.

IV) Other Business

- A) Proposed Nuisance Change Regarding Animal Control – Staff and legal counsel are currently preparing a draft ordinance on a proposed nuisance change regarding the number of domestic pets allowed for residential zoned lots. The Committee unanimously voted to approve moving the issue into the nuisance code. A draft ordinance may be available by the February 11, 2008 CD Committee meeting.

- B) Sign Code Presentation – Staff provided a brief overview of the proposed Sign Ordinance. A special meeting will be held on Thursday, January 31st at 6:30 pm.

MEETING ADJOURNED: 7:17 P.M.

Special Meeting: Thursday, January 31, 2008 @ 6:30 P.M. – Mayor’s Conference Room

Next Regularly-Scheduled Meeting: February 11, 2008 @ 6:00 P.M. – Mayor’s Conference Room

Prepared by: Jennifer Howland, Assistant City Planner