



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Tuesday, October 5, 2004**

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 **October 5, 2004**.
CALL TO ORDER: 6:08 p.m.

I) Roll Call – Mouser, Henry. Staff: Shekell, Stehman, Reime. Visitors: Alderman West, Georgia Hillyer.

II) Approval of Minutes – September 21, 2004 (Henry/Mouser) All ayes.

III) Items Requiring Council Action on – October 18, 2004.

A) Stone Briar Subdivision Final Plat, Phase I (ORDINANCE 1st READING) – Final Plat of Phase I (101 single family lots) of Stone Briar Subdivision, Preliminary Plat for 169 single family lot subdivision on 88.41 acres located ½ mile north of the intersection of Interstate 64 and Old Collinsville Road on the east side of Old Collinsville Road; Petitioner Stone Briar, LLC.

Mr. Shekell reported that the drainage information provided by the developer's engineer was sufficient in meeting the City's requirements for subdivision final plat approval. In addition, staff received a letter stating that the developer of Chesapeake Junction Subdivision, south of Stone Briar, has agreed to utilize a common drainage swale between the developments, which is being coordinated by the contractor, who is constructing both developments.

B) Windermire Ridge Final Plat, Phase 2 (ORDINANCE 1st READING) – Final Plat of Phase 2 (24 single family lots) of Windermire Ridge Subdivision, Preliminary Plat for 101 single family lot subdivision on 50 acres, located at Milburn School Road and Simmons Road; Petitioner is New Home Realty.

Mr. Shekell reported that the Council voted to approve the Final Plat by 1st Reading by an 11-3 vote. Some of the Council had concerns of the lengths of the cul-de-sacs within the subdivision.

C) Paul Oberneufemann Annexation Agreement – Mr. Shekell stated that Mr. Oberneufemann is requesting that his property along Scott-Troy Road be annexed into the City. The property is 3.6 acres in size and is surrounded by Braeswood Subdivision. At the last Committee meeting, the members recommended allowing one entrance off of Scott-Troy Road to serve both lots, no waiving of annexation fee or water and sewer taps for the new lot, and waiving the water tap, but not the sewer tap for the existing residence. Mr. Shekell reported that the Mr. Oberneufemann has agreed to these provisions.

- D) Kevin Townsend (Preferred Plumbing) Annexation Agreement - The applicant is proposing to annex property located at 121 Behrens Drive which includes an existing 5,160 square foot plumbing/office building. The applicant is also seeking water and sewer connections through the City as a result of the annexation. His original petition to rezone the parcel to B-2 was denied by Council. The property, once annexed, would be zoned MH-1 in the City of O'Fallon. The plumbing business and two office spaces would be grandfathered uses, and the City would agree to honor the special use permit granted by the County to the applicant. The Committee recommended that the applicant agree to pave and stripe existing parking lots as well as provide landscaping on the site as part of the annexation agreement.
- E) American Freedom Mortgage – Amendment to lease to construct American flag and up-lighting on City leased property at 1305/1307 W. Hwy. 50. Mr. Shekell stated that the applicant has been informed by staff that he needed to provide specifications on the size of the flag, height of flag pole, and type of lighting. Staff has not received any information regarding the applicant's proposal.

IV) Other Business

A) Discussion of the adoption of the ICC Code. Mr. Stehman reported that a large percentage of communities nationwide have adopted the ICC family of codes. BOCA training is no longer available and training provided now is only for the ICC Codes. As more communities adopt the ICC Codes, design professionals are now more familiar and versed in designs using the ICC Codes. With this, our staff will have a difficult time getting training for the current BOCA Codes and have the inability to get recertified. In addition, the City's ISO rating, which is the effectiveness rating of the building division, will be impacted if they continue using a code that is older than five years. This impacts insurance cost for new construction. Mr. Mouser asked if the ICC Code is more restrictive. Mr. Stehman noted that while the Code may be seen as more restrictive in some areas, it is also less restrictive in others, i.e. new Code allows construction of larger buildings without sprinklers. Staff will begin preparing a draft ordinance to adopt the ICC Code for the Committee's review.

MEETING ADJOURNED: 6:37 P.M.

Next Meeting: 6:00 p.m., Tuesday, October 19, 2004 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner