



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Monday, September 26, 2005**

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 **September 26, 2005**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Medford, Henry, Mouser, Albrecht. Staff: Shekell, Reime, Sullivan, Mary Jeanne Hutchison. Visitors: Alderman West, Alderman True, Alderman Reckamp, Alderman Drolet, Alderwoman Grogran, Alderwoman Schmidt, Bob Wolfe, Keith Carson, Steve Macaluso, Jeff Holland, Dan Toberman, Phil & Sue Canterbury, Doug Fletcher, David Grimes, Ken & Barbara Stefanovich, Dapne Moore-Joy, Danny Shine, John Beck, James Collins, Ralph Holmes, John McCants, Johnathan Barnes, Jim Meers.
- II) **Approval of Minutes** – September 12, 2005 (Henry/Medford) All ayes.
- III) **Items Requiring Council Action on – October 3, 2005.**

A) Keck Ridge, 1st Addition Final Plat (ORDINANCE 2nd READING) – Final Plat of 62 single family lots on 21.92 acres, located west of Scott Troy Road, approximately one mile south of O'Fallon Troy Road; Petitioner is Keck Ridge Land Trust.

T. Shekell stated that the final plat includes a note that Lot 77 will be a future entrance to the New Life in Christ Church property which was part of the development approvals for the subdivision and the church. Barbara Stefanovich addressed the Committee with her concerns which included the following: 1) traffic and parking concerns resulting from New Life in Christ Church, 2) developer did not disclose that an entrance for the church would be constructed across from her lot in Keck Ridge, 3) sidewalk in subdivision stops short and does not connect to Scott Troy Road, 4) no stop signs at Planters Crossing and Keck Ridge Drive and 5) school bus needs to be re-routed to provide a safe stop for children. Discussion was held regarding the use of Hill Top Road for a second access to the church. T. Shekell noted, now that Hill Top Road is a City road, the City and the church can begin looking at the use of the road to provide a second access to Scott Troy Road. A traffic consultant has been retained to look at the safety issues of using Hill Top Road for the large volume of traffic resulting from the church. Staff will be following up with the concerns of the residents. Ms. Stefanovich was directed to talk to the school board about the bus routes and loading areas. The Committee voted 4-0 to recommend approval of the final plat.

B) Savannah Hills Additions Final Plat (ORDINANCE 2nd READING) – Final Plat of 317 single family lots on 105.05 acres, located at the southeast corner of Old Collinsville Road and Milburn School Road; Petitioner is H & L Builders, LLC.

T. Shekell stated that the developer has met with staff regarding the grading of the land to be dedicated to the City for a park. Currently, the site grading is unacceptable. The developer will be submitting a revised grading plan for the site and staff will review it this week. If the grading is resolved, staff would recommend moving forward with the 2nd reading of the ordinance. The

Committee voted 4-0 to recommend approval of the Savannah Hills Additions Final Plat, if City staff is satisfied with the revised grading plans of the park site.

C) Proposed Text Amendments to the City of O'Fallon Zoning Ordinance (ORDINANCE 1ST READING)

T. Shekell noted that due to comments from the Committee and the Council, staff reviewed the text amendment for Home Child Care. Staff has revised the amendment to include a notification requirement to property owners within 100' of the Home Child Care request and a process to appeal to the City Council if someone is aggrieved by the Planning Director's decision to issue the Home Child Care permit. The Committee voted 4-0 to revise the amendment for the Home Child Care procedures.

D) Request for 12 month extension to submit final development plan for Governor French Academy, 100 N. Charles.

Jim Meers, representing Governor French Academy was available for questions. He stated that Governor French is very close to submitting their final development plan. The Committee voted 4-0 to make a motion to grant a 12 month extension to Governor French Academy, until March 15, 2005, to submit their final development plan.

IV) Other Business

A) Minor Subdivision of Adams Family Estates – Five-lot single-family residential subdivision on 6.33 acres located along Stantons Lane, north of Witte Farm Estates; Petitioners are William and Debra Adams.

T. Shekell stated Ms. Vetri, the attorney for the Adams Family, was unavailable to attend the meeting tonight and was advised to address the Committee at the October 10, 2005 meeting.

B) Subdivision and Site Plan Review Fees

T. Shekell noted that the City is presently absorbing the costs of plan review for the developers, and the cost is estimated at \$25-\$30,000 annually. He stated that developers would pay a \$500 deposit and would be billed for the total amount of review fees. If plans are reviewed internally, and do not require a consultant to review them, they would be exempt from plan review fees. The Committee voted 4-0 to recommend adopting the subdivision and site plan review fees.

Albrecht moved, seconded by Henry to adjourn the meeting. Motion carried.

MEETING ADJOURNED: 7:09 P.M.

Next Meeting: 6:00 p.m., Monday, October 10, 2005 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner