



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, January 9, 2006**

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 9, 2006**. CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – Medford, Henry, Albrecht. Other Aldermen Present: Alderman West, Alderman True, Alderwoman Schmidt, and Alderman Reckamp. Staff: Shekell, Denton, Stehman, Funk. Visitors: Dan Toberman, Josh Flint. Ben Netemeyer

- II) **Approval of Minutes** – December 19, 2005

- III) **Items Requiring Council Action on** – January 17, 2006
 - A) Heritage Knolls Subdivision – ALL ITEMS ON HOLD. Zoning Amendment (Ordinance 2nd READING); Annexation (Ordinance 2nd READING), Annexation Agreement (RESOLUTION), and Preliminary Plat (RESOLUTION) - for 194.68 acres, 407 lot single family subdivision zoned SR-1B and SR-2; proposed use is Heritage Knolls Subdivision, located on Pausch Rd, north of Windsor Creek Subdivision; Petitioner is Pausch Road, LLC. This was placed on hold at the last Council meeting pending receipt of additional information from the developer concerning the re-construction of Pausch Road and the cost estimate for it, which would be provided as annexation fee credits. There was brief discussion regarding the residents and the modification of the roadway to accommodate them.

 - B) Savannah Hills 1st Addition Subdivision (Ordinance 2nd READING) – After being on hold for some time, the project plans have been revised to satisfactorily accommodate City staff concerns. The detention pond, which will be located within City property at the new City park has been redesigned to accommodate a walking trail around the perimeter of the park and pond, and a concrete swale will be constructed in the pond for maintenance purposes.

 - C) Market Basket Planned Use (Ordinance 2nd READING) - Zoning Amendment from B-1 and B-2 to B-2(P) to rebuild plant and garden item center, located at 1700 E. Hwy 50, Petitioner Jason Stevens, GEM Properties, LLC. No change from 1st Reading.

IV) Other Business

None

Next Meeting: January 23, 2006 – 6:00 P.M. – Mayor's Conference Room

MEETING ADJOURNED: 6:50 P.M.

Prepared by: Ted Shekell, Planning Director