



MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, January 23, 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 23, 2006**. CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – Mouser, Medford, Henry, Albrecht. Other Aldermen Present: West, True, Schmidt, Drolet, and Reckamp. Staff: Shekell, Denton, Stehman, Funk. Visitors: Dan Toberman, John Woodruff.
- II) **Approval of Minutes** – January 9, 2006
- III) **Items Requiring Council Action on** – February 6, 2006
  - A) Heritage Knolls Subdivision –ON HOLD. Zoning Amendment (Ordinance 2<sup>nd</sup> READING); Annexation (Ordinance 2<sup>nd</sup> 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.
  - B) Spring Valley II Minor Subdivision (RESOLUTION) – Two-lot single-family residential subdivision on .51 acres located at the southeast corner of Jamestown and Holliday; Applicant is John Woodruff. Mr. Woodruff has made the required modifications to his minor subdivision to meet the minimum requirements of the subdivision ordinance. Staff made a brief presentation of the minor subdivision. There were several questions about the suitability of the lot for being subdivided, with concerns being expressed about whether it was fair to the neighboring homeowners since this was an older existing neighborhood. The Committee was split 2-2 regarding approval of the subdivision.
  - C) Annexation Agreement between the City of O'Fallon and OTHS – (RESOLUTION on Agreement and Ordinance 1<sup>st</sup> Reading on Annexation of the OTHS and Milburn Estates Parcels). The City and OTHS are negotiating an annexation agreement to allow for the annexation of their 110 acre parcel on Milburn School Road, which in turn will enable the City to annex the Milburn Estates subdivision directly across Milburn School Road to the south. Staff reviewed the agreement with the Committee, and there was subsequent discussion by the Committee regarding the lighting variance and the variance for sidewalks. The Committee believed the lighting could be addressed so long as no public safety issues or nuisances were created by the lighting, both of which are prohibited by the ordinance. There was also considerable concern expressed about the schools desire to waive the sidewalk requirement along the frontage of Milburn School Road and Merriam Parkway. The consensus of the Committee was that the school should have some provision made for sidewalks for public use, consistent with the requirements for all new developments. The school wants flexibility as to the location of the sidewalk. It was decided to take the agreement language forward as proposed and have OTHS explain the justification for their request to the full Council. A public hearing has been scheduled for the Feb 6 City Council meeting.

IV) **Other Business** - None

**Next Meeting: February 13, 2006 – 6:00 P.M. – Mayor's Conference Room**

MEETING ADJOURNED: 6:50 P.M.

Prepared by: Ted Shekell, Planning Director