



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, March 24, 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 **March 24, 2008**. CALL TO ORDER: 6:20 p.m.

- I) **Roll Call** – Mouser, Schmidt, West, Medford, Albrecht. Other Aldermen Present: J. Drolet, N. Drolet, Polites, Reckamp, Grogan, Bennett. Staff: Ament, Howland, Stehman, Shekell, Denton, Funk, Rich, Betten, Bowman. Visitors: Steve Schmidt, Georgia Hillyer, Bill Hibbs, Keith Carson, Denise Keller, Steve Keller, George Grudstaff
- II) **Approval of Minutes** – March 24, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – April 7, 2008
 - A) Shakthi Plaza Planned Use Rezoning (2nd Reading) - No change. The Committee recommended approval with a unanimous vote.
 - B) Sam's Club Car Wash Planned Use Rezoning (2nd Reading) - No change. The Committee recommended approval with a unanimous vote.
 - C) Second Addition to Cobblestone Ridge Final Plat (1st Reading) – Staff gave a brief overview of the final plat. Alderman Reckamp expressed concerns for the lots with double frontage along Weil Road as shown on the preliminary plat. Staff stated that such lots will have a landscape buffer along Weil Road. Alderman Reckamp expressed the importance of street interconnectivity for future developments. The Committee recommended approval with a unanimous vote.
 - D) OTHS Milburn Campus Easement Plat (Resolution) – Staff gave a brief overview of the easement plat. Staff indicated that the easement plat is needed for future right-of-way dedication. Alderman Medford inquired if the school district knows about future right-of-way dedication. Staff answered in the affirmative. The Committee recommended approval with a unanimous vote.
 - E) Special Event Permit for "Home Depot Garden & Tractor Sale" (MOTION) - Staff presented a brief overview of the Special Event Permit request for the Home Depot Spring Plant/Tractor Event outdoor display at 1706 W. Highway 50 . The proposed special event is scheduled from the date of approval to July 5, 2008. The hours of operation will be Monday thru Saturday 6AM – 10PM and Sunday 8AM – 8PM. Several aldermen discussed the location of the outdoor storage display areas. Alderman Ned Drolet asked if the applicant has sufficient parking with the outdoor display area. Staff answered in the affirmative. The Committee recommended approval with a unanimous vote.
 - F) Special Event Permit for "Walk FASTT for Autism" (MOTION) - Staff presented a brief overview of the Special Event Permit request for a walk sponsored by FASTT (Foundation for Autism Services Today and Tomorrow). The special event is scheduled for April 26, 2008. The event will begin at the First Baptist Church at 7AM and end at Rock Springs Park at 3PM. Alderman Mouser asked Chief Betten if he approved the special event. Chief Betten answered in the affirmative. The Committee recommended approval with a unanimous vote.
 - G) Special Event Permit for "O'Fallon Grand Prix Bicycle Race" (MOTION) -Staff presented a brief overview of the Special Event Permit request for the bicycle race sponsored by Metro East Cycling and based on general concern over safety and the lack of adequate information from the applicant recommended denial. The proposed special event is scheduled for May 31, 2008 from 8AM to 4PM. The 22.5 mile race would start and end at Fulton Junior High School. The applicant provided a Power Point presentation to address Police Chief Betten's concerns regarding public safety. Several aldermen discussed how other cities manage these races.

The applicant Steve Schmidt indicated that 100 volunteers are expected but they have not confirmed their attendance. Chief Betten stated that a minimum 50 marshals (volunteers) would possibly be needed for the race. Alderman Mouser expressed concern about closing Kyle Road. Chief Betten asked the applicant to provide an alternate plan and signage. The applicant indicated that Kyle Road would not be closed all day, although no specific times were determined to be adequate for it being open. Alderman Mouser asked the applicant how many police officers are needed for the race. The applicant stated that three officers would most likely be needed. Alderman Medford raised the issue of the City's liability if the race was approved. The applicant acknowledged that his organization has insurance coverage. Chief Betten also expressed concern over the City's liability for the race. Alderman West suggested that the applicant raise their insurance coverage. The applicant indicated that other affected townships approved the "O'Fallon Grand Prix Bicycle Race" and he planned to send copies of those letters to the City. Staff indicated that the applicant would need to provide more information regarding insurance coverage for the race, as well as more fully address the concerns outlined by Chief Betten, other city staff, and the Committee. The applicant requested that the City Council take action on the Special Event Permit at the April 7, 2008 Council meeting. The Committee agreed to the applicant's request. However, the Special Event Permit will be on the Council agenda without the Committee's recommendation.

- H) Zoning Code Text Amendment (1st Reading) – Staff distributed the final draft for Article 12 "Sign Regulations" at the Committee meeting. Staff expressed the goal to have the sign ordinance ready for 1st Reading for the April 7, 2008 City Council meeting, and the Committee agreed to place it on the April 7 agenda.

IV) Other Business

- A) Proposed Amendments for the City's Property Maintenance Code – Staff presented a brief overview of the proposed amendments to the City's Property Maintenance Code. First, the City is proposing to reorganize the ordinance for the purpose of clarification. According to staff, applicants would benefit from this reorganization that would allow easier understanding of the Property Maintenance Code. Second, the City is proposing to require removal of electrical service panels to better allow for City inspections. Staff indicated that the City will place City seals over the electrical panels after an inspection to let future inspectors know when a panel has been removed. For those panels where the seal is still intact staff would not need to re-inspect them on every occasion. Staff indicated that the amendments would be ready for the April 7th City Council meeting for 1st Reading.
- B) Aldi, Inc. Sign Amendment - Staff presented a brief overview of Aldi's proposal to replace their existing 7 ft tall freestanding sign with a 14 ft tall monument sign at their new location at 1635 West Highway 50. Several aldermen discussed how the proposed sign meets our proposed sign ordinance. The Committee recommended approval with a unanimous vote.
- C) Proposed County Billboard off Scott-Troy Road – As a point of information, staff made the Committee aware that a proposal had been sent to the County by Jack Schmitt for a new billboard on west side of Scott-Troy Road which would be located on unincorporated St. Clair County. The subject property, located across the street from Rock Springs Mobile Home Park, is entirely surrounded by the City of O'Fallon. The applicant is currently seeking County approval for the billboard at the April 7, 2008 St. Clair Zoning Board of Appeals meeting with County Board review anticipated on April 28.

MEETING ADJOURNED: 7:45 P.M.

Next Regularly-Scheduled Meeting: April 14, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Matt Ament, Senior Planner