



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, June 9, 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 **June 9, 2008**. CALL TO ORDER: 6:08 p.m.

- I) **Roll Call** – Schmidt, West, Medford, Mouser, Albrecht. Other Aldermen Present: Reckamp, Polites. Staff: Ament, Howland, Stehman, Shekell, Funk. Visitors: Steve Dickerson, Tom Wuller, Darwin Miles.
- II) **Approval of Minutes** – May 12, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – June 16, 2008
 - A) Dickerson Petroleum Planned Use Rezoning (Reconsideration) - This project was previously denied; the City Council voted to reconsider this project at their meeting on June 2, 2008. Staff informed the Committee that the applicant requested the agenda item be placed on hold while the applicant and the City wait to get a response from the County regarding the entrance onto Green Mount Road.
 - B) Amelia V. Carriel Junior High School Annexation (1st Reading) – Staff gave a brief presentation on the proposed annexation. Staff stated that City water & sewer along Seven Hills Road would be provided to the junior high school property. Upon annexation of the subject property, the Timber Oaks Subdivision directly across the east side of Seven Hills Road will become contiguous to the City and will be subject to annexation because of several annexation agreements previously done with those homeowners for City water. Staff added that those residents have private septic tanks. Alderman Mouser inquired about the adjacent lot fronting Seven Hills Road on the west side. Several aldermen inquired about the annexation of Timber Oaks Subdivision. Alderwoman Schmidt asked the Committee about the street stub at the rear (to the west) of the junior high school property. Alderman Mouser stated that the sidewalk connection between the school and the neighborhood to the west should be provided. Alderman West questioned the number of access points to the site. Staff said that Seven Hills Road was the only direct access to the subject property. Alderman Ned Drolet suggested the need for a second access point if and when Seven Hills Road is closed for reconstruction. Alderman Reckamp asked if access can be provided from the south adjacent properties. Staff answered no. Alderman Albrecht inquired about the grade elevations at the sidewalk stub at the rear of the subject property. Alderman Ned Drolet reiterated the importance of requiring the pedestrian access at the rear of the property. Alderman Medford made a motion to approve the annexation. Alderman Albrecht seconded the motion. The Committee voted unanimously to approve the proposed Annexation Agreement.

IV) Other Business - none

MEETING ADJOURNED: 6:30 P.M.

Next Regularly-Scheduled Meeting: Monday, June 23, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Matt Ament, Senior Planner