



MINUTES

COMMUNITY DEVELOPMENT COMMITTEE

6:00 pm, Monday, July 28, 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 **July 28, 2008**.

CALL TO ORDER: 6:02 p.m.

- I) **Roll Call** – Mary Schmidt, Allen Medford, John West. Other Aldermen Present: Ed True, Dan Polites, John Drolet, Ned Drolet, Nila Grogan, Rick Reckamp. Staff: Ted Shekell, Matt Ament, Anne Stevenson, Jeff Stehman, Pam Funk, Dan Bowman. Visitors: Dr. Vinceint Dudly, Jack & Marcia Roberson, Mike Neikirk, Lee Cannon, Ralph & Shay Holmes, Mike Deihl, Albert Williams Jr., Cody Green, Angela Gretyon-Green, Al Keeler, John McCants, Rodney Skinner, Linda Duckworth, Dan Kelley, Lakeesha Washington, Philip Kemp, Lisa Gibbons. Dagne Moore-Joy, Darwin Miles.
- II) **Approval of Minutes** – July 14, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – August 4, 2008
  - A) Dickerson Petroleum Planned Use Rezoning (2<sup>nd</sup> Reading) – Staff gave an update on the pending project. Staff stated that the City Engineer Dennis Sullivan sent a letter to the St. Clair County Highway Department requesting County approval for full direct access from Green Mount Road to the subject property. In order for the County to make an official determination for the full access request, the developer will be required to submit a traffic analysis. Alderman Medford inquired about any required turn lanes into the Dickerson lot. Alderman West stated that he believed the County gave a positive response by welcoming a traffic analysis before making a final decision.
  - B) New Life in Christ Interdenominational Church Expansion Planned Use Rezoning (1<sup>st</sup> Reading) – Staff gave a brief presentation of the project, which included an update of the Planning Commission public hearing. The City's traffic engineer Lee Cannon of Crawford, Bunte & Brammeier gave a brief presentation of the traffic analysis for the new church expansion. Alderman West questioned the need for the fence and retaining wall along the west side of the property abutting vacant residential lots. Alderman John Drolet expressed his support for the fence on top of the retaining wall. Both staff and the applicant stated their preference for the landscaping in lieu of the fence. Dr. Dudley said that they would be willing to consider the landscaping or the fence along the retaining wall. Alderwoman Schmidt added that the church was going above and beyond the current code requirements for this church expansion. Alderman John Drolet expressed concern for the 2<sup>nd</sup> access point location west of the Scott-Troy Road on Hilltop Drive. He questioned how much of the car headlights from the church will shine through the windows of an existing home when exiting the church onto Hilltop Drive. Alderman West questioned staff if anything could be done to mitigate the headlights shining directly into the residential home on Hilltop Drive. Staff stated that only redesigning the site would be the alternative. Lee Cannon addressed the Aldermen's concern for the acceptable pavement widths along Hilltop Drive. Mike Niekirk explained that portions of the street improvements will include curb & gutter for stormwater purposes. Most of the street improvements will be in rural sections. Resident Jack Roberson complained about stormwater issues from Hilltop Drive. Alderman John Drolet asked who will be paying for improvements to Hilltop Drive. Alderman West stated that the City has not determined who will pay for those improvements. Alderman Ned Drolet suggested that the developer

should pay for those improvements. Alderman John Drolet asked if Hilltop Drive will ever connect to Janieta Drive in Keck Ridge subdivision. Alderman Ned Drolet said that the developer should construct the street to City standards. Lee Cannon stated that traffic engineering principals require this portion of the street could be narrowed to 20' due to lower traffic volumes. Alderman Ned Drolet stated that the City may need more right-of-way in the future. Lee Cannon suggested that the developer could obtain more right-of-way easement to widen the road at a later date. Staff reminded the Committee that approval of the rezoning included the approval of Phases I & II and street improvements to Hilltop Drive. Dr. Dudley asked if the church could grant easements to meet the City standards. Alderman Ned Drolet answered yes. Alderwoman Schmidt asked staff if parking was allowed on Hilltop Drive. Staff stated that parking would not be permitted on Hilltop. Staff asked for clarification on changes to the conditions: a 3' high fence would be placed on the westernmost portion of the parking lot and the church would provide extra easement width for the road. Alderwoman Schmidt expressed her support for shrubs instead of a fence on the rear lot line retaining wall. Dr. Dudley stated that he would prefer to install landscaping or a fence but not both along the retaining wall. Staff reminded the Committee that at present there was no commitment by the City to finance any part of this project as part of the rezoning approval. Staff added that financing was a separate issue for the church expansion.

- C) Special Event Permit for "O'Fallon Homecoming" (MOTION) – Staff gave a brief presentation of the special event permit. This event is consistent with previous years. The Committee recommended approval of the Special Event Permit.

#### **IV) Other Business**

- A) Update on Mobile Home Inspection Program – No discussion.
- B) Zoning Hearing Officer decisions – The City has not yet received the decisions on the two pending cases.

MEETING ADJOURNED: 7:24 P.M.

**Next Regularly-Scheduled Meeting: Monday, August 11, 2008 @ 6:00 P.M. – Mayor's Conference Room**

**Prepared by:** Matt Ament, Senior Planner