



DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, February 23, 2009

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 **February 23, 2009**.

CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Jerry Mouser, Jerry Albrecht, Allen Medford, John West, Mary Schmidt. Other Aldermen Present: Ed True, Rick Reckamp, Dan Polites, Ned Drolet. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Pam Funk, Walter Denton, Dean Rich. Visitors: Scott Wuerz, Ann Farnen, Jim Bollmeier, Ellen Bollmeier.
- II) **Approval of Minutes** – February 9, 2009. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – March 2, 2009
  - A) Comprehensive Plan Future Land Use Map Amendment (2<sup>nd</sup> Reading) – See Item B.
  - B) Rock Springs Townhome Apartments Planned Use Rezoning (2<sup>nd</sup> Reading) – Staff distributed the revised ordinance for the project. The only change is on page 3, Item 15 concerning the length of approval. Rather than the proposed 4 years, the new ordinance allows 2 years for the preliminary approval, and 1 year for the final approval. The Committee voted 5-0 to recommend approval of the project.
  - C) Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (2<sup>nd</sup> Reading) – on hold
  - D) Zion Temple Baptist Church Planned Use Rezoning (2<sup>nd</sup> Reading) – No change. Scott Wuerz from the Belleville News-Democrat informed the Committee that the Our World busses were scheduled for auction.
  - E) Eternal Hope Church Planned Use Rezoning (1<sup>st</sup> Reading) – Staff provided an overview of the project. Jeff Stehman provided an explanation of the building occupancy being capped at 49 persons, citing the difference between an assembly use and a business use. The Committee voted 5-0 to recommend approval of the project on 1<sup>st</sup> Reading.
  - F) Four Paws Veterinary Expansion Planned Use Rezoning (1<sup>st</sup> Reading) – Staff provided an overview of the project. Ann Farnen, owner of Scrapbook Factory, expressed her concerns about the proposed location of the outdoor dog area. Jim Bollmeier prefers the proposed location, but if that doesn't work, he will continue to use the grassy area to the northeast of the property. Because this appeared to be the only issue, staff recommended that the Committee approve the project on 1<sup>st</sup> Reading and allow time for staff to work with the applicant to identify possible alternatives to the proposed location of the outdoor dog area. The Committee voted 5-0 to recommend approval of the project on 1<sup>st</sup> Reading.
  - G) Special Event Permit for "Wal-Mart Garden Center" (Motion) – Staff provided an overview of the event. The Committee unanimously recommended approval of the Special Event Permit.
  - H) Special Event Permit for "Knights of Columbus Beer Tent" (Motion) – Staff provided an overview of the event. The Committee requested more information about outdoor music. The Committee unanimously recommended approval of the Special Event Permit.

IV) **Other Business** – none

MEETING ADJOURNED: 7:05 P.M.

**Next Meeting: Monday, March 9, 2009 @ 6:00 P.M. – Mayor's Conference Room**

**Prepared by:** Jennifer Howland, Senior City Planner