



MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, March 22, 2010

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 22, 2010**.

CALL TO ORDER: 6:02 p.m.

- I) **Roll Call** – Jerry Albrecht, Jerry Mouser, Rick Reckamp, Gene McCoskey, Ed True. Other Aldermen Present: John Drolet, David Cozad, David Snyder, Dan Polites, Mike Bennett, Dennis Renner. Staff: Ted Shekell, Jennifer Howland, Walter Denton, Jeff Stehman, Pam Funk, Dean Rich. Visitors: Greg Dix, Scott Dettmer, John Holthaus, Herb Roach, Dan Kelley, Sam Hood (Stone Bridge Villas HOA president).
- II) **Approval of Minutes** – March 8, 2010. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – March 15, 2010
  - A. Regency Park Corporate Campus Planned Use Rezoning, Preliminary Plat, and TIF Ordinances (2<sup>nd</sup> Reading and resolution) – on hold
  - B. Commerce Place Storage Facility Planned Use Rezoning (1<sup>st</sup> Reading) – This project was placed back on hold at the applicant's request on February 26, 2010.
  - C. Special Event Permit Ordinance (1<sup>st</sup> Reading) – Staff provided an overview of proposed changes to the Special Event Ordinance. There was some discussion about ADA compliance and how it relates to events in the City parks and other properties. The Committee recommended that the section concerning prohibiting special events on vacant property be removed from the ordinance. Jeff Stehman reminded the Committee that the original intent of regulating temporary businesses was to prevent transient businesses from setting up shop anywhere in the City. The Committee unanimously recommended approval of the ordinance without the section concerning vacant property.
  - D. Special Event Permit for 2<sup>nd</sup> Annual OTHS Sports Medicine Club 5K Run/Walk (Motion) – Staff provided an overview of the Special Event. The Committee unanimously recommended approval without discussion.
  - E. Special Event Permit for Frieze Harley-Davidson "Harley Cook-Off" (Motion) – Staff provided an overview of the Special Event. The Committee unanimously recommended approval without discussion.
  - F. Special Event Permit for DARE Auto Show & Swap Meet (Motion) – Staff provided an overview of the Special Event. The Committee unanimously recommended approval pending satisfactory coordination of the event between the applicant and the Parks Department.
  - G. Special Event Permit for John Wilt Foundation 5K (Motion) – Staff provided an overview of the Special Event. The Committee unanimously recommended approval without discussion.
  - H. Stone Bridge Estates Home Elevations (Motion) – Scott Dettmer of Dettmer Homes has filed a request for approval of several single-family home elevations to be built at Stone Bridge Estates. Aldermen Bennett and Renner spoke in opposition of allowing the different building elevations. The HOA president for Stone Bridge Villas expressed concern about property values diminishing if houses are built with smaller sizes and lower prices than the existing villas. Alderman John Drolet stated that the housing market is

different than it was when the Planned Use was approved. Scott Dettmer stated that the sales prices for the houses will be lower than when the Planned Use was approved partly because the land values have gone down. Alderman Reckamp requested that staff provide a comparison between the approved and proposed elevations for the next meeting. Scott Dettmer will meet with Aldermen Bennett and Renner regarding the proposed elevations. In the meantime, the Committee placed this item on hold until the next Community Development Committee meeting.

- IV) Other Business** – Ted Shekell gave a brief presentation of what he presented at a recent Chamber of Commerce meeting regarding the development statistics in recent years.

MEETING ADJOURNED: 7:05 P.M.

**Next Meeting: Monday, April 12, 2010 @ 6:00 P.M. – Mayor's Conference Room**

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