



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, April 26, 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 **April 26, 2010**.

CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Jerry Albrecht, Jerry Mouser, Rick Reckamp, Ed True. Other Aldermen Present: John Drolet, Dan Polites, Ned Drolet, Mike Bennett, Nila Grogan. Staff: Ted Shekell, Jennifer Howland, Walter Denton, Jeff Stehman, Pam Funk, Dean Rich. Visitors: Kristy Tourville, Becky Polwort, Dennis Cowden, Jake Showalter, Mark Fulford, Herb Roach, Dan Kelley, Scott Wuerz.
- II) **Approval of Minutes** – April 12, 2010. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – May 3, 2010
 - A. Regency Park Corporate Campus Planned Use Rezoning, Preliminary Plat, and TIF Ordinances (2nd Reading and resolution) – on hold
 - B. 305 North Cedar Street Landmark Designation (2nd Reading) – The criteria for approval have been changed to include Criterion #8. The Committee voted 4-0 to recommend approval.
 - C. 118 Ruth Drive Landmark Designation (2nd Reading) – No change.
 - D. General Text Amendment to the Zoning Code of Ordinances (2nd Reading) – In response to some concerns raised by several aldermen, staff has made some changes to the proposed ordinance concerning accessory structures. Alderman J. Drolet noted that there is a business in town that sells storage structures that would not meet these requirements. Alderman Bennett stated that people with small houses need larger storage buildings. He also noted that a diverse community like O'Fallon cannot have regulations where one-size-fits-all. Chairman Albrecht stated that there will always be a few that don't fit the regulations, and that is why we have an appeals process. Ted Shekell stated that some regulation is better than none, which is what we have today. The Committee voted 4-0 to recommend approval as amended.
 - E. Illini Trails Final Plat (1st Reading) – Final plat of 12 lots in Illini Trails subdivision. Mark Fulford spoke on behalf of his final plat. The Committee voted 4-0 to recommend approval of the final plat.
 - F. Carson Behrens Annexation Agreements (Resolution) and Annexation (1st Reading) – Ted Shekell provided an overview of the proposed annexation. He stated that staff recommends that we not annex until all of the properties have signed the annexation agreement and petition and then we can annex them all at once. Walter Denton stated that the south side of State Street is not included in this annexation process and that the Council approved a resolution to apply for a separate sewer grant for that area last week. The Committee voted 4-0 to recommend approval of the annexation agreement resolution.
 - G. MERS/Missouri Goodwill Planned Use Rezoning (1st Reading) – Jennifer Howland provided an overview of the proposed project. Becky Polwort and Kristy Tourville spoke on behalf of MERS/Missouri Goodwill. Alderman Bennett was concerned about after hours drop-offs, but the applicant stated that someone goes around to all of their sites every night to pick up after hours items. In response to questions regarding why they are looking at O'Fallon as a location when Fairview Heights has a full store, Ms. Polwort stated

that people donate out of convenience, and the Fairview Heights location is owned by the same Goodwill. In response to questions about frequency of trailer replacement and appearance, Ms. Polwort stated that it can be as frequent as twice per week, and that the replacement trailer will have the same logo wrap as is presented in the packet. This will be the first trailer in the Metro East, but there are 6 other locations in the St. Louis region. Alderman N. Drolet expressed his concerns with them occupying parking spaces, other temporary businesses are limited to 6 months (not 12 as proposed), and how this type of use would compare to others that have "brick and mortar" establishments. The Committee recommended approval of the Planned Use with the conditions recommended by the Planning Commission with a vote of 3-1.

- H. Special Event Permit for Happy Day Hut Tropical Sno #4 (Motion) – Jennifer Howland provided a brief overview of the request. The Committee voted 4-0 to recommend approval of the Special Event with staff's recommended conditions.
- I. Comprehensive Plan Amendment (1st Reading) – An amendment to the 2006 Comprehensive Plan to include the Northeast Quadrant Traffic Study as an addendum. Lee Cannon, Traffic Engineer with Crawford, Bunte, Brammeier, made a presentation to the Committee and answered a few questions. The Committee voted 4-0 to recommend approval of the amendment and directed the aldermen to send any additional questions to Ted.

IV) Other Business – none

MEETING ADJOURNED: 7:15 P.M.

Next Meeting: Monday, May 10, 2010 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Jennifer Howland, Senior City Planner