



**DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, January 27, 2014**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the City Council Chambers, 255 S. Lincoln, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

I) Roll Call – *Committee members:* Jerry Albrecht (chair), Gene McCoskey (vice chair), Jerry Mouser, David Cozad, and Harlan Gerrish. *Other Elected Officials Present:* Courtney Cardona, Ed True, John Drolet, Herb Roach, Richie Meile and Michael Bennett. *Staff:* Ted Shekell, Jeff Stehman, Sandy Evans and Justin Randall. *Visitors:* Charlie Pitts, Georgia Hillyer Jack Eddinger, Ron Schantz, Maggie Hilla, Janis Stauder, Lloyd Mordis, Nathan Vering, Michelle Braddock, Sal Elkott and Stewart Drolet.

II) Approval of Minutes from Previous Meeting– All ayes. Motion carried.

III) Items Requiring Council Action

A. Future Land Use Map Amendment – Hartman Lane (1st Reading)

B. Joe's Place Adult Daycare – Planned Use (1st Reading)

Justin Randall gave an overview of the first two proposals for the Future Land Use Map Amendment and Joe's Place. The committee discussed the proposal at length, regarding whether the change to the comprehensive plan for office uses was appropriate at that location, noting the need for this type of development for the community. Citizens raised some concerns about the larger area being changed. The petitioner and her supporters indicated that the project was needed for the community and the area would not likely develop residentially in the future. Randall provided staff's recommendation of denial was based on the existing conditions of Hartman Lane and the level of pressure for non-residential development of the area. Randall also noted that without a change to the Comprehensive Plan staff could not support the Joe's Place submittal, however if the committee found the Comprehensive Plan should be amended, the Joe's Place submittal would be a great fit for the area. The committee in discussing the potential Comprehensive Plan amendment noted the traffic on Hartman Lane and the lack interest in single family residential development and the future expansion of Frank Scott Parkway would alter the area. The committee also discussed the compatibility of office type uses when adjoining residential land uses, citing Rasp Farm and Benchmark Centre as developments at the intersection with residential uses behind. The committee recommended approval of the Future Land Use Map with a vote of 5-0. The committee recommended approval of the Joe's Place Adult Daycare – Planned Use with a vote of 5-0.

C. MainStay Suites Hotel – Planned Use (1st Reading) – Justin Randall brief explanation on conversation of the senior living facility to an extend stay hotel. The committee recommended approval with a vote of 5-0.

D. General Text Amendments – "Rural Residential"; Home Daycare; Fences; Pool Regulations (1st Reading) – Ted Shekell provided a quick overview of the proposed text amendment and asked the committee if they had any question. The committee asked about the pool setbacks and Jeff Stehman indicated the building code did not require setback and this was merely a zoning setback. The committee recommended approval with a vote of 5-0.

IV) Other Business- None

MEETING ADJOURNED: 7:30 PM

NEXT MEETING: Monday, February 10, 2014 – 6:00 PM – Mayor’s Conference Room

Prepared by: Justin Randall, Senior City Planner