



MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 PM Monday, February 24, 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: 6:30 PM

**I) Roll Call** – *Committee members:* Jerry Albrecht (chair), Gene McCoskey (vice chair), Jerry Mouser, Ray Holden, David Cozad, and Harlan Gerrish. *Other Elected Officials Present:* Herb Roach, Richie Meile, John Drolet, Kevin Hagarty and Michael Bennett. *Staff:* Walter Denton, Pam Funk, Jeff Stehman, James Cavins, Sandy Evans, Dan Bowman, Maryanne Fair, Justin Randall and Dale Funk. *Visitors:* Charlie Pitts, Georgia Hillyer, Clytie Zimmerman, Scott Schaefer, Steve Schaefer, Steve Lechner, John Hundley, Darren Taylor, Jim Luehers and Vern Malare.

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

**III) Items Requiring Council Action**

- A. SEPA – Lincoln Crossing Spring Fest (Motion) – Justin Randall briefed the committee on the proposed carnival to be held at the Lincoln Crossing shopping place. The committee discussed the past events at the shopping center. The committee recommended approval of the Special Event Permit with a vote of 6-0.
- B. Schaefer Autobody Center – Use Variance (1<sup>st</sup> Reading) – Dale Funk gave a brief overview of the use variance process and advised the committee not to take any additional evidence in the case. The committee questioned what they could discuss and what the committee's options were for the case. Mr. Funk indicated they could discuss the case as present d and could ask for clarification from the Zone Hearing Officer, or vote at the next council meeting on the case, with a two-thirds super majority necessary to overturn the Zone Hearing Officer's decision. The committee recommended the case be forwarded on to the full council without a recommendation with a vote of 6-0.
- C. Liquor License Ordinance and Fees (1<sup>st</sup> Reading) – Maryanne Fair and Dale Funk gave a brief presentation on the changes to the ordinance, which include a combined Class B and Class C-2 and a Brew Pub license. Ms. Fair indicated the City of O'Fallon had not been reviewed since the codification of 1972. The committee discussed the increase in price for the current licenses. Staff indicated at the current time based on supplies, software and salaries the City of O'Fallon is losing money on issuing a liquor license. Staff also indicated the \$100 increase would not go into effect until May 2015, to provide ample notice of the increase in fees. The committee discussed the proposal. The committee recommended approval with a vote of 6-0.
- D. Domino's Retail Center – Planned Use (2<sup>nd</sup> Reading) –The committee recommended approval with a vote of 6-0.

**IV) Other Business**

- A) FY2015 Planning and Zoning Budget Proposal – Walter Denton gave a brief overview of the Community Development Department budget. The committee asked how the department was going to decrease the insurance requirement. Sandy Evans indicated this year there was a greater amount of detail that went into the insurance calculation for every department. The committee asked about the

increase in part-time hours. Staff indicated that the new role in which Community Development was reclassified to contain Planning and Zoning, Building and Codes and Economic Development and some increased presence in projects regarding economic development was the reason for the increase. Staff also noted both part-time positions are full-time positions. The committee discussed the request for a new truck. Jeff Stehman indicated the maintenance of the vehicle was begin to be costly with the wear and tear, even with 71k miles and noted the vehicle was 13 years old.

**MEETING ADJOURNED: 7:10 PM**

**NEXT MEETING: Monday, February 24, 2014 – 7:00 PM – Mayor’s Conference Room**

**Prepared by: Justin Randall, Senior City Planner**