

MONROE COUNTY PLANNING COMMISSION MINUTES

September 3, 2020

7:30 p.m.

The regular scheduled meeting of the Monroe County Planning Commission was called to order by Chairman Carlyle Mueller. Members present were James Agne, Tim Berg, Nathan Brinkman, Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Joann Hartman (online), Dale Haudrich, Carlyle Mueller, Kurt Roettering, Robert Schlegel, Gene Stumpf, Jay Vogt, and Walter Wetzel. Ex-Officio Members present were Vicki Koerber, Aaron Metzger, and Chris Voelker.

APPROVAL OF MINUTES: Motion Laurie Brown second Walter Wetzel. Voice vote – all aye.

NEW BUSINESS:

Petition for: **Rezoning from MA-1 to MA-2**

Petition by: **Lawrence and Carol Soma Trust**

Located at: 2700 Hanover Road, Columbia, IL 62236

PIN: 07-06-200-002 (part) and 07-06-200-003

Fee: \$650

Current Zoning: MA-1

Applicant: Greg Neikirk

Documents Reviewed:

1. Letter of Intent:

To Whom It May Concern:

Please find enclosed, on behalf of Mr. Greg Neikirk, the Petition for Zoning Ordinance Amendment. We request an Amendment to Map to rezone the subject property from the current MA1 to MA2. We make this request to allow for 2.5-acre lots, rather than 10-acre lot minimum as required under MA1.

Please also find enclosed the following supporting documents:

Copy of Current Deed

Names and Addresses of Adjacent Property Owners

-Site Plan

We have made application with the Soil & Water Conservation District for the Natural Resources Report (DNI), and have made contact with the Monroe County Health Department.

Separately, we will send the application fee in the required amount of \$650. We understand there will be further fees relating to the cost of certified letters to adjacent landowners in the future.

Please let me know if you have any questions or require further information from me. We desire to have all of the information to you prior to the deadline of August 15 to be placed on the next Board of Zoning Appeals agenda. Thank you for your time and help in preparing this application.

Very truly yours,
Neikirk Engineering LLC

2. Health Department: Until the plat, we would have comments
3. Soil and Water Conservation Report: per report, 30.5% of the soils on the site are poorly suited for site for dwellings and septic tank absorption fields; and 62.5% of the soils on the site are generally not suited for site for dwellings and septic tank absorption fields.
4. Effect on Comprehensive Plan: is for conservation and agriculture.
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area:
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: in Waterloo School District.
7. Present Use of Property: MA-1, cropland and woodlands
8. Comments:
 - Mr. Voelker,
I will not be able to attend the meeting on September 3rd concerning the change of zoning for the parcel 07-06-200-03 on Hanover Rd. Could you please read the below letter at the meeting so that my opinion can be heard? Thank you.

Monroe County Regional Planning Committee and Those in Attendance, As someone that drives Hanover Road past the parcel in question, I would like to voice my concern. This zoning change will eventually lead to a subdivision of 18 houses. If you drive along this area, you will see a strong curve to the east and an "S" curve to the west. A driver cannot see this parcel from either direction. There would be appropriately 36 cars leaving and returning this subdivision every

weekday. This will be dangerous! I am against the change of zoning from A1 to A2 on this parcel due to the safety issues. Thank you for your attention. April Hubble

- Art Morris – 18 lots rezone to accommodate the size of the lakes. Showed map of similar subdivisions with the similar sized lots. Proposal is to develop the subdivision into 18 lots, have a nice subdivision. Houses with values of 400K plus. Minimum square footage is around 2000 square feet. Some neighbors have issues with drainage. They will have to comply with requirements. Greg Neikirk is concerned with keeping as much woods as possible. In order to build the nice subdivision asking for the zoning to be changed.
- Dan Davis asked what the rectangular areas are on the map.
- Mike Neikirk (engineer) – Sand mound system. 7 sand mounds due to the topography. The northern part of the area. Some lots maybe able to have their own septic system. It is very preliminary, but it what they have found so far.
- Dan Davis – Some of the subdivisions mentioned were put in before the current zoning was in placed. These may not be approved in the current day.
- Mike Neikirk - besides Hanover Estates they are all zoned A-1. Listed the subdivisions and the size of the lots. They are in line with half of the subdivisions.
- Dan Davis – the water conservation report – shows it's not the best area for a subdivision.
- Mike Neikirk – hired a soil scientist and found that the soil is suitable.
- Dan Davis – if this is approved as A2, it is a new district whether or not they develop the subdivision or not. Have to be cautious about the rezoning.
- Aaron Metzger - anticipating concerns because Hanover road is windy and curvy, did a site distance 545 feet each way. Today the site distance doesn't meet and would not approve. They would have to make changes to get the approved site distance. When it is all said and done it is possible.
- Mike Neikirk - create a profile from a topographic standpoint they have it. So, the trees are in the way. Drew it up to confirm.
- Gene Stumpf – Asked who is in charge of the sand pits once the subdivision is complete.
- Mike Neikirk – they would create a homeowner's association. Believes the Health Department has a way of making sure it is taken care of. Will design accordingly. It won't be designed to handle all 18 lots unless necessary.
- Art Morris – In the past there is something in the restrictions that it is taken care of - tested.
- Brian Coats – over 62% of the land is generally not suited. 30% is poorly suited. Is generally a stronger word?
- Dan Davis – Believes poorly is stronger.
- Brian Coats – according to Comprehensive Plan this should not be here.

- Dave Glosecki – beautiful countryside but the traffic and volume of vehicles is a concern. He is amazed that that many lots are being squeezed into that property. His subdivision has 2 ½ lots, some of the lots are uninhabitable. It seems that many of these lots are uninhabitable. In the past we did things and hopefully we are getting smarter. Appreciates the thought but doesn't think this is possible for 18 lots the way it is set up. Thinks reality is a different story.
- Mike Neikirk– Shows the topography- By ordinance had to something with the sink holes. The blue showed the outline of the sinkhole. Code requires one foot above with the foundation. Laying out the lots so they can put a lot on each lot and how it can be done with retaining walls, etc. There are some lots that are challenging but they are working through it. They are permitted for an easement for a driveway. Drove a gator through to where a driveway is possible. It is very preliminary. They are very concerned with the build ability. The lot lines will change throughout the process. This is where they are now.
- Carlyle Mueller – driving a gator over a road is very different from a car much less an emergency vehicle.
- Carlyle Mueller – going back to Brian Coat's comment. The other subdivision that are there were before the Comprehensive Plan was put into place. Preserve the conservation and wooded area which is why those areas are zoned A-1. Since Comprehensive Plan there are now large lots, not small lots. A lot of time was devoted to protecting the areas.
- Gene Stumpf – lives and farms around a lot of sinkholes. What is drawn it is not going to work. Sink holes are not predictable.
- Mike Neikirk understands the concerns but that is why the septic codes exists. It is a tough site. The karst area will remain karst because of the sink holes. The conservation areas are going to remain because it is steep. The look of it will roughly be the same. He believes it is going to be a beautiful place to live. Some people want to be in the country without have to maintain it all. It will be similar to Chesapeake. Believes it can be developed. It has been done around other sinkholes, but it is up to him to make it happen.
- Brian Coats – asked for clarification with the map.
- Mike Neikirk – responded that is it two feet.
- Scott Wright speaking for: Carolyn Wright, Dave Straub, and Larry Sukup
- Dan Davis asked if the pictures were taken without permissions. The conclusion was the pictures were taken without permission.
- Dan Davis – Don't dwell on the pictures, but the points.
- Dave Straub gave permission to take pictures on his property.
- Scott Wright – 3 pictures were taken from their land.
- Scott Wright presented a PowerPoint presentation against the proposal. His recommendation is to combined lot 12 and 13 and combine lot 14 and 15.

Topography shows 12-15 could drain into flag 43 sinkhole. Lot 12-15 sinkhole at flag 43. Showed pictures looking at one of the sinkholes. 27% elevation drop over 240 feet at flag 75 illustrates aggressive pathway runoff with take behind lot 12. Mr. Wright continued through his power point with his recommendation based on the sinkholes and land. They don't show driveways because it is not to their benefit. 6-8 houses will drain directly into Luhrwood Lakes. No developments in local karst terrain areas are this aggressive. Too many house and roadways will cause accelerated runoff, pressuring ravines, sinkholes and Lakes below. Stable management of this scale of sewage and runoff not possible. Primary recommendation is not to rezone. Secondary recommendation is to combine lots 12 and 13, combine lot 14 and 15, combine lots 9, 10, and 11. Remove lot 4 and 6. Trying to keep this nice. This is more aggressive. Will cause hardships.

- Larry Sukup – Showed on the picture what silting from other subdivision. The area above wonders where all of the silt will be going. He's walked the ground and knows what will happen. Those sinkholes are going to be spewing silt after every rain. He knows this is a bad idea. It is zoned A-1 now and should remain A-1.
- Michael Yount- takes 10's of thousands of dollars to keep the lakes clean. It is currently a beautiful place to live and their development will trash it.
- Dave Straub – lives across the street from the proposed and land adjacent to the proposed. Living in a karst area for a reason. Highly important that it is kept A-1.
- Carolyn Wright – her father built the lakes being discussed. Agrees with everyone about the karst area. Doesn't want to set a precedent for the future developments.
- Mike Neikirk (engineer) – wants to address some of the comments. Developer lives adjacent to the property. He has 10 acres of land and invested money. One of the reasons he wants to develop is so he can control the development. He wants it to remain nice and the trees to remain. It would be easier to put the houses in the fields, but it takes away the character. It can be done just takes a little bit of engineer and money. The idea of combining the lots is part of the subdivision phase, this is the rezoning phase. Can put all of the lots on a sand filter, it just has to be pumped. He calculates 3.5 acres of hard surface. Not changing the woods except for where the house will be. Required by law and county to have an erosion plan. The code is written that they must comply. The 3.1 is the maximum of acres per house, they are looking at less.
- Carlyle Mueller – erosion control plan – there are a lot of construction site that have the plan, it may be a silt fence that doesn't work. The owner wishes to control the develop – just as easy as A-1 as it is A-2. Just because it's possible doesn't mean it's smart. In his opinion the comprehensive plan said A-1, any change is a mistake.

9. Motion by Daniel Davis to recommend to deny the rezoning request from MA-1 to MA-2. Second Gene Stumpf, Vote Yes, 15, No 0.

Treasurer's Report: No report

Zoning Officer's Report:

Chris Voelker – In the month of July there were 33 permits (9 single family dwellings). In the month of August there were 38 permits 93 single family dwellings). Fees collected for July and August for building permits was \$13,957.00, Inspections \$17,550.00, Electrical Permits \$390.00, Electrical License Renewals \$1,375.00, Filing Fees \$875.00, Electrical Contractor Registration \$1,000.00 and Municipal Inspections \$650.00. Total fees collected for the months of July 2020 and August 2020 were 35,797.00.

Motion to approve Zoning Officer's Report Laurie Brown, second Tim Berg. Voice vote, all aye.

Road Report:

Aaron Metzger – Hanover Road turn lane is done. Next year resurfaces to New Hanover. C road bridge is completed. Applying for four grants. Two for Bluff Road raise. Two for the sidewalk north of Waterloo to cross route 3. Highway department moved out of Courthouse and is now in the Annex building.

Walter motion, Tim Berg second.

Commissioners Report:

Vicki Koerber – Hanover Road hoping it is realized that it was necessary, and Aaron and his crew did a great job. The office move is due to COVID. The County Clerk will have two of the office staff up in the old Mapping and Planning office. After the election it will be looked at again. Through COVID the governor came out with new mitigation guidelines. It is true that public health isn't going to enforce it. It is a guideline, not a law. Monroe county numbers are good. CBC said if you are healthy do not get tested. When Monroe County gets tested across the river, if it is positive the number comes back to Monroe County, but if it is negative it does not. Monroe County is stable. Tonight's presentation was very well run. Pleased with the representation of our county. On the Wind Turbines wants more feedback from the Planning Commission.

Comprehensive Plan Committee:

Dale Haudrich – meeting was last week. It was brought up if the final vote on the Wind Turbines should be with the Zoning Board of Appeals or the County Commissioners. The general people are wanting the County Commissioners because they are elected to have the final vote. Another thought is that it would go through all three. Special use (by law) goes to the Board of Appeal and ends there. It was discussed about it having to be in an Industrial Zone or create a Wind Zone. Wind zone seems to invite people to come in. Changed the application period to 240 days. Also talked about some kind of a fencing guideline.

Policy Review Committee: No Report

Economic Development: No Report

Adjournment: James Agne mad a motion to adjourn, second by Tim Berg. Voice vote, all aye.

Next Regular Meeting: October 1, 2020