

## **Planning/Development Committee Minutes August 1, 2007**

The meeting was called to order at 5:30 p.m. by Chairperson Ann DeSmith in Room 103J in the Henry County Courthouse with members Jim King and Dennis Anderson present and members Rick Livesay and Karol Vail absent. Zoning/Building Administrator Bill Philhower was also present.

The agenda and July 10, 2007 meeting minutes were approved. Department distributed copies of information on various topics.

### **A. Henry County Board Zoning Agenda.**

1. 07-09 MA. Affirmative Planning Committee and Zoning Board of Appeals recommendations, no opposition.
2. 07-10 SU. Affirmative Planning Committee and Zoning Board of Appeals recommendations, no opposition.
3. 07-11 SU. Affirmative Planning Committee and Zoning Board of Appeals recommendations, no opposition.
4. 07-12 VA. Variance application approved by Zoning Board of Appeals. No County Board action required.
5. Whispering Oaks Final Subdivision Plat by Todd Sieben for 8 residential building lots on land zoned R-3 Residential in NW1/4 Section 17 Geneseo Township. Preliminary plat approved by Planning Committee; no new public roads. All lots will have frontage on township road or private road.
6. Weber Estates Phase 2 Final Subdivision Plat by Jeff Highbanks for 8 residential building lots on land zoned R-1 Residential in SW1/4 Section 8 Geneseo Township. Land is approximately .25 mile north of Whispering Oaks. Henry County Board has approved Weber Estates Phase 1 with 11 residential lots. There appears to be a minor problem with the public road construction project for Phase 1 started before Memorial Day. Developer/contractor ripped out private road leading to an existing house at far (west) end of Phase 1. Private road easement was located in area where new public street was planned for construction. Developer/contractor constructed a temporary road south of ripped out private road/new road location but the temporary road does not appear to be equal to or better than private road ripped out. It's been more than two months since public road construction project

started and the road is not ready for the installation of rock. It is important that the new public road be rocked and seal coated as soon as possible so property owners and emergency response vehicles have an appropriate means of ingress and egress. During Phase 2 Final Plat review, Planning Committee recommended Mr. Hughbanks focus all his time and resources on the new Phase 1 public road construction project. Department requested some of the Planning/Development Committee members inspect the temporary road situation before the August 14, 2007 County Board meeting. Also, County Engineer Steve Brandau has reported that there is some concern with public street surface water drainage design for Phase 2 cul-de-sac. Road construction plans will need to be amended to address concerns before final plat is submitted to County Board. Plat may have to go back to Planning Committee for additional review during August 20, 2007 meeting.

B. Sussman house demolition.

1. Lawrence Bruckner motion for Tax Receivership for the Sussman property has been set for hearing on August 2, 2007 at 11:30 a.m. before Judge Hamer. If approved, Mr. Bruckner will have the authority to:
  - a. remove everything from house including appliances and fecal matter.
  - b. remove all drywall and wood trim covered with fecal matter and urine stains (i.e. house to be stripped to stud walls and joists).
  - c. board up windows to prevent animals from entering house, clean up all junk and debris from yard, replace all locks.
2. Goal is to clean up property now and repair the structure for occupancy late spring/early summer 2008.
3. Situation was discussed during July 10, 2007 committee meeting.

C. FY2008 Budget.

1. One of many Finance Committee directives included with FY2008 budget instructions was to consider additional revenue sources, increasing existing fees/charges, etc.

2. Committee reviewed zoning application/building permit fee report outlining potential fee increases. Report will be submitted to Finance Committee for review and consideration.
3. Department zoning application/building permit fees have not been increased since March 11, 2003. Department budget for FY2003 was \$84,115.29. FY2008 budget is projected to be between \$104,061 and \$115,147.

D. Miscellaneous.

1. Committee reviewed several land use complaints with majority being litter/inoperable motor vehicle/open dumping/open burning situations.

Meeting adjourned at 6:50 p.m. Next meeting will be at 5:30 p.m. on September 5, 2007 in Room 103J Henry County Courthouse.

Respectfully,



William J. Philhower