

Planning/Development Committee Minutes March 5, 2008

The meeting was called to order at 5:35 p.m. by Chairperson Ann DeSmith in Room 103J in the Henry County Courthouse with members Jim King, Rick Livesay, Karol Vail present and Dennis Anderson absent. Zoning/ Building Administrator Bill Philhower was also present.

The agenda and February 12, 2008 meeting minutes were approved.

A. County Board zoning agenda.

OK 1. 08-00 TA. Text amendments to Henry County Solid Waste Ordinance adopted during 1975.

Proposed text amendments were reviewed during two public meetings by Planning Committee. Henry County Farm Bureau also reviewed proposed text amendments. Majority of text amendments reflect current Illinois Department of Public Health, Illinois Environmental Protection Agency and Illinois Litter Control Act regulations. Committee reserves support of Henry County Health Board and Planning Committee recommendations to adopt revised text amendments until County Board meeting.

OK 2. 08-01 SU, 08-02 SU and 08-03 SU. These three special use permit zoning applications are for rural small businesses. Committee reserves support of Planning Committee and Zoning Board of Appeals affirmative recommendations until County Board meeting.

B. Zoning application fees.

1. Zoning application fees have not been increased since March 11, 2003.
2. FY2007 Department combined zoning/building/miscellaneous revenue was \$63,229 and expenses were approximately \$100,000.
3. General fund revenue is used to make up the difference when revenue is less than expenses.
4. Finance Committee has requested each Department review fees in an effort to reduce financial burden on the general fund.
5. All counties in the general area have zoning programs and charge fees.
6. Adjoining county zoning application fees are as follows:

	Map Amendment	Special Use	Variance
a. Bureau	\$225	\$225	\$125
b. Stark	250	250	150
c. Whiteside	525	525	525
d. Rock Island	400- 3400	600- 5400	300
e. Henry	350	350	300
f. Tentative	450	450	400

7. Increasing zoning application fees by \$100 could generate approximately \$3000 more revenue during an average year.

OK Lay over until April

Department distributed zoning application fee information. Committee will share information with Henry County Board. Decision whether or not to proceed with public hearing to increase fees may lay over until April.

*cc. 012
2/27/08
over
to April*

Building permit application fees.

1. Building permit application fees have not been increased since March 11, 2003.
2. FY2007 Department combined zoning/building/miscellaneous revenue was \$63,229 and expenses were approximately \$100,000.
3. General fund revenue is used to make up the difference when revenue is less than expenses.
4. Finance Committee has requested each Department review fees in an effort to reduce financial burden on the general fund.
5. Only Rock Island and Henry Counties have county building code programs in the general area making it difficult to collect a wide range of data.
6. Department can prepare a spot check building permit application fee comparison with Rock Island County and City of Geneseo.

Value/cost	<u>\$25,000</u>	<u>\$50,000</u>	<u>\$75,000</u>	<u>\$100,000</u>
a. Geneseo fees	\$252.00	\$414.50	\$527.00	\$639.50
b. RI Cty fees	350.50	577.00	763.25	892.50
c. Henry Cty fee	160.00	285.00	410.00	535.00
d. Tentative	184.00	334.00	484.00	634.00

7. It is difficult to estimate how much additional revenue a building permit fee increase will generate. Following the 2001 zoning/building fee increase, Department revenue went from \$27,446 (2000) to \$40,846 (2001). Following the 2003 zoning/building fee increase, Department revenue went from \$42,464 (2002) to \$63,883 (2003).

Department distributed building permit application fee information. Committee will share this information with Henry County Board. Decision whether or not to proceed with public hearing to increase fees may lay over until April.

- D. Wind farm restoration/decommissioning. Henry County Highway and Zoning/Building met with Iberdrola representatives on March 3, 2008 (Monday) to resume road agreement negotiations for the Spring Creek and Midland wind farms. Planning/Development Committee stopped work on the wind farm restoration/decommissioning agreement process during March 2007 pending State of Illinois review. It may be a good idea to resume restoration agreement preparation. Department distributed information for review/discussion during the April meeting. The goal could be to finish the restoration agreement by June to lay over until the July County Board meeting.

*June
held over to July
for action*

- ✓ E. Solid Waste/Recycling Reports. The IEPA annual recycling report due April 2008 and IEPA Five Year Solid Waste Plan update due May 2008 have been completed and mailed. The Ohio State University land use survey has also been completed and mailed.
- ✓ F. Tier 2 Reports. The 2007 Tier 2 Emergency and Hazardous Materials Inventory reports have been arriving weekly and are promptly filed in the Local Emergency Planning Committee cabinet drawer.
- ✓ G. Miscellaneous. Committee reviewed Department response to Public Safety/Finance Committee question about inspecting floodplains as Henry County Floodplain Administrator or Emergency Services Coordinator. The correct answer is the Zoning Administrator, Building Inspector, Floodplain Management Administrator, Plats Officer, Solid Waste/Recycling Coordinator, Local Emergency Planning Coordinator and Emergency Services/ Disaster (ESDA) Coordinator inspect the floodplain for similar reasons. Fortunately, one person using one motor vehicle makes all these inspections at the same time. Department submitted a three page written response regarding this question to Planning/Development, Public Safety and Finance Committees. Planning/Development Committee and Public Safety Chairperson appear to be satisfied with the response.

Meeting adjourned at 6:20 p.m. Next meeting will be at 5:30 p.m. on April 2, 2008 in Room 103J of the Henry County Courthouse.

Respectfully,

William J. Philhower