

Planning/Development Committee Minutes July 8, 2009

The meeting was called to order at 5:30 p.m. by Chairperson Ann DeSmith in Room 102J of the Henry County Courthouse with members Jim King, Rick Livesay, Dennis Sullivan and Dennis Anderson present. Zoning/ Building Manager Bob Westfall was also present.

The meeting agenda was approved.

The previous meeting minutes were approved.

A. Agenda

1. Comprehensive Plan – Bi-State Proposal
Mr. Westfall presented a proposal from Bi-State Regional Commission to review and update the Henry County Comprehensive Plan. Committee requested Mr. Westfall to obtain additional information on the costs from Bi-State for the committee's review.
2. County Board Agenda Items
June 15, 2009 Planning Committee and June 17, 2009 Zoning Board of Appeals actions.
 - a. 09-03 SU Jack Downs/D & H Body Shop – approved special use permit for rural small business/auto body repair shop.
 - b. 09-04 SU Rob DeBaillie – approved special use permit for rural small business/farm equipment repair shop.
 - c. 09-05 MA Joel Conrad – approved one acre to be rezoned from AG-1 Agriculture to R-1 Residential for construction of one non-farm single family dwelling.
 - d. 09-06 MA Thomas Wright – approved .82 acre to be rezoned from M-1 Manufacturing to R-2 Residential for an existing single family dwelling.
3. Miscellaneous
 - a. BP Wind Energy – BP Wind Energy's recent action to withdraw their proposed wind tower project was discussed.
 - b. Invenergy – transmission line proposal
Gina Wolf - Bishop Hill Project Manager and Brian Schuler - Vice President, both representing Invenergy gave a presentation of their project addressing transmission line issues. The issues were addressed with three alternative

solutions presented. Committee directed Mr. Westfall to review the solutions and give a recommendation to the Committee at the July 29, 2009 Planning/Development Committee meeting.

c. Weber Estates Subdivision

Mr. Westfall reported that construction at Weber Estates Subdivision has recently restarted and substantial construction progress has been made towards completing this subdivision.

d. Eyclable Receipts.

Mr. Westfall presented a summary of the monies received to date from the respective townships and communities.

e. 2010 Budget

Mr. Westfall raised questions concerning the 2010 Budget. Committee directed Mr. Westfall to finalize the Zoning/Building Department Budget and the Solid Waste Budget. The Committee will review and approve before July 22, 2009.

f. Monthly Income Summary

Mr. Westfall presented a monthly summary of receipts for the Zoning/Building Department.

g. Indian Trails Resort – annexation to Colona.

Mr. Westfall presented a letter from City of Colona concerning Indian Trails Resort request to annex to Colona.

h. Green River Levee/City of Colona water drainage complaint. Mr. Westfall presented to the committee a recent water drainage complaint from the City of Colona.

Meeting adjourned at 8:00 p.m. Next meeting will be at 5:30 p.m. on Wednesday, July 29, 2009 in Room 103J of the Henry County Courthouse.

Respectfully,

Bob Westfall
Zoning/Building Manager

RDW/ms