

PLANNING AND DEVELOPMENT COMMITTEE
McHenry County Government Center – Administration Building
667 Ware Road – Conference Room A
Woodstock, IL 60098

Minutes of Thursday, March 16, 2006

Ann Gilman, Chairman	
Jim Heisler	Ann Kate
Peter Merkel	Marc Munaretto
Virginia Peschke	Barbara Wheeler

Chairman Gilman called the Planning and Development Committee meeting to order at 8:15 a.m. The following members were present: Ann Gilman, Ann Kate, Virginia Peschke, Barbara Wheeler and Pete Merkel. Mr. Heisler and Mr. Munaretto had informed the Committee they would be unable to attend today's meeting. Also in attendance: Planning and Development Department staff members; interested public; and press.

MINUTE APPROVAL

Ms. Kate made a motion, seconded by Ms. Peschke, to approve the regular session minutes of the Planning and Development Committee meeting of February 16, 2006. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION: None.

PRESENTATION: None.

SUBDIVISIONS

Ni-Ky Woods – Tentative Plat: Ms. Ehardt reviewed the Tentative Plat for Ni-Ky Woods to be located in McHenry Township. The proposal is to develop 5 lots on approximately 6.65 acres. The Plat meets all requirements of R-1 zoning. The McHenry Township Road Commissioner is in agreement with the Tentative Plat and has signed accordingly. There are no pipelines. Staff is recommending approval of this Tentative Plat. Ms. Wheeler made a motion, seconded by Mr. Merkel, to approve the Tentative Plat and authorize the P & D Committee Chairman to sign said plat. The motion carried with all members present voting aye on a voice vote.

Vista Ridge Estates – Final Subdivision Plat: This proposed development contains 43 lots on 51.3 acres located in Richmond Township. The Final Plat meets all requirements of E-1 zoning. Thirteen of the lots call for designated septic areas with designated septic replacement areas due to unsuitable soils. The Health Department has reviewed this project and has signed said Final Plat. The Richmond Township Highway Commissioner has also reviewed and signed the Final Plat. There are ADID wetlands that have been delineated. There are no Special Flood Hazards. The Village of Richmond has approved and signed the Final Plat. Members were concerned that there appears to be many problems with the proposed location and were cautious in their approval of the Final Plat. After a discussion, Ms. Kate made a motion, seconded by Mr. Merkel, to approve the Final Subdivision Plat for Vista Ridge Estates and authorize the Committee Chairman and the Zoning Enforcement Officer to sign said plat. On a roll call vote, the motion carried with three ayes (Kate, Merkel and Gilman) and two nays (Wheeler and Peschke).

Fox River Bluff – Tentative Plat: Ms. Ehardt reported that this item will be deferred to a future meeting.

OLD BUSINESS

Agricultural Conservation Easement and Farmland Protection Ordinance: Ms. Ehardt reviewed the revisions / amendments that have been made by the State's Attorney and incorporated into the Ordinance that will be considered for a 30 day review at the County Board meeting on March 23, 2006. After a discussion, Ms. Peschke made a motion, seconded by Ms. Wheeler, to recommend the County Board approve the Agricultural Conservation Easement and Farmland Protection Ordinance pending a 30 day review. The motion carried with a unanimous voice vote of all ayes.

Approved: 4/6/06

NEW BUSINESS: *Ordinance to Correct Scrivener's Error – Petition #05-53:* Noting this was an error in the legal description, Ms. Peschke made a motion, seconded by Mr. Merkel, to recommend County Board approval of an Ordinance to Correct a Scrivener's Error to Petition #05-53. The motion carried with all members present voting aye on a voice vote.

Tour of Mining, Concrete, Asphalt and Recycling Facilities: Ms. Ehardt noted that the County is a member of the McHenry County Gravel Advisory Council that was formed some years ago to address and discuss problems with the gravel industry. This group does not meet often, perhaps every six months. Members consist of various township officials, members from the gravel industry and the County. It was suggested at their last meeting to host an informational tour of mining, concrete, asphalt and recycling facilities for County Board members and township officials. In response to that suggestion, Ms. Ehardt asked members if they would be interested in participating in such a tour. Members felt this would be a good idea and asked that such a tour be scheduled after the Board meeting on Tuesday, September 5, 2006. The cost of this tour will be paid by the Advisory Council. Ms. Ehardt will confirm this date with the Council and plans will be made accordingly.

Ms. Ehardt announced that the County will be hosting the next McHenry County Gravel Advisory Council meeting which is scheduled for Wednesday, March 22, 2006 at 7:00 p.m. in the Administration Building. She invited any one interested to attend.

REPORTS

Stormwater – The second meeting of the Commission is scheduled for Wednesday, March 29, 2006 at 5:30 p.m.

NIPC – The next meeting is Thursday.

MCCD – A new Executive Director is being sought. Ms. Wheeler asked if Conservation maps identifying sensitive areas and the ADID map could be included in the 2020 Plan. After a discussion, Ms. Wheeler made a motion, seconded by Mr. Merkel, to direct staff to include these maps in the 2020 Plan. The motion carried with a unanimous voice vote of all ayes.

Planning Commission – The Planning & Development Committee will discuss the reorganization of this Commission at their next regularly scheduled meeting. Chairman Gilman noted that there was a meeting held at the Farm Bureau last evening with approximately 100 people attending. At the meeting the 2020 Plan was discussed and former members of the Planning Commission made a presentation which included a comparison of their original plan to the one being presented to the County Board on March 23, 2006 for consideration. It was noted that some people felt they had been misled with information they had received. Committee members agreed that there had been a "lot of spin" to the proposed plan. Ms. Ehardt also pointed out that there continues to be confusion over a "plan" vs. zoning and at times that confusion is encouraged by some. She also noted that once people take the time to truly compare the NIPC information with the County's Plan the overall framework and maps are very similar. Ms. Peschke stated that she was disappointed in the maps as they appear to extend ag-rural to almost Woodstock. Ms. Ehardt disagreed with Ms. Peschke's concerns and noted that ag-rural is established by a very specific point system (the LESA numerical rating system). She noted that the proposed Plan incorporated the Committee's recommendations to decrease certain agri-rural areas. She reminded the Committee that A-2 zoning is only as good as the elected body's decision, which has nothing to do with the 2020 Plan. Members felt the advice received by staff needs to be stronger on some zoning issues. Ms. Ehardt noted that perhaps the ZBA's finding of fact could be improved and felt further educational training of ZBA members should be considered. Ms. Kate noted that she has attended some ZBA hearings during which groundwater statements were made with no supporting documents. She asked if there would be a method to set criterion for consideration of the impact of a proposal on groundwater resources. Ms. Ehardt stated that much would depend on what is done with a groundwater ordinance. She noted that groundwater concerns appear to be used as a main argument in an attempt to stop growth. She stated that when statements are made at a ZBA hearing the ZBA should be requesting supporting documentation to some of those statements. Ms. Kate suggested moving forward with the development of an ordinance addressing groundwater issues as soon as possible. Ms. Ehardt also pointed out that agricultural areas significantly impact groundwater resources with their use of water. She stated that if the Board is concerned with a specific ZBA petition they do have the option to refer the petition back to the ZBA and request specific information.

Imagine McHenry County: Members were reminded to complete the survey recently distributed and also to encourage others to do so.

MISCELLANEOUS: Ms. Ehardt reminded the Committee of the Household Hazardous Waste event to be held on May 6th. She stated anyone interested in helping with the event should contact the P & D Department.

EXECUTIVE SESSION:
None.

ADJOURNMENT

Mr. Merkel made a motion, seconded by Ms. Peschke, to adjourn at 9:27 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Agricultural Conservation Easement and Farmland Protection Program Ordinance
Ordinance to correct a Scrivener's error – Petition #05-53

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