

Scott County Planning and Zoning Commission
May 16, 2006
1st Floor Board Room, Administrative Center

Members Present: Baril, Ion, Kluever, Mehrens, Paustian, Ridenour, Scheibe

Members Absent: None

Staff Present: Huey and Kelly

Others Present: 16 Others

1. **Call to Order** Chair Ion called the meeting to order at 7:00 p.m.
2. **Minutes** Scheibe made a motion to approve the March 21, 2006 minutes with the correction that Ion be changed to Scheibe on page two. Ridenour seconded the motion.
Vote: 7-0 All ayes
3. **Site Plan Review** –KRJR Coachworks, Section 2, Princeton Township

Ion read the notice and asked for staff's review. Huey showed air photos of the property and went over the history of the property regarding the subdivision and lumber mill operated on the property for many years. Huey showed the proposed site plan and site photos of the property. Huey explained the various areas of the building and the proposed uses. Huey explained the access to the property.

Ion asked if the applicant would like to speak. Ken Hoggard, KRJR Coachworks, said he had nothing new to add.

Ion asked if anyone from the public wished to speak. No one spoke.

Commission discussion took place regarding the type of surface for the parking lot and screening from the road.

Ion asked for staff's recommendation. Huey said staff recommends that the Site Plan for a vehicle collision repair business with a body shop and painting booth be approved with the conditions that: 1). That the required parking and circulation area for the business be delineated from the lumber business area; 2). The requirements of the Health Department relative to the well and septic system be met; 3). The storage area damaged vehicles be limited to the north side of the building and be screened with a six foot high solid wood fence erected around the perimeter of the storage area and along the west property boundary, adjacent to the portion of the building with the vehicle collision repair business.

Kluever had questions regarding the access and surfacing of the parking lot.

Ridenour made a motion to approve the site plan review with the conditions outlined by staff. Kluever seconded the motion.

Vote: All Ayes (7-0)

4. **Site Plan Review**- Crossroads Independent Baptist Church, S25, Sheridan Township

Ion read the notice and asked for staff's review. Huey showed the air photos of the property and explained the history of the subdivision and development of the property. Huey explained the drainage problems that occur on the property. Huey showed the site plan submitted and explained the proposed drainage solutions submitted. Huey showed site photos of the property and the culverts installed when Window Experts was constructed. The Health Department will handle the well and septic said Huey. Huey explained the individual buildings and that the applicants are encouraged to submit all the buildings they may build now and in the future.

Ion asked if the applicant would like to speak. Pastor Adams of Crossroads Baptist Church addressed the Commission regarding the drainage, septic and well. Adams said they have met with the neighbor to address the drainage concerns and want to be a good neighbor. Adams said he has contacted the IDOT and they will be cleaning out the ditch at the end of July, the only time the machinery is available.

Ion asked if anyone from the public wished to speak. Jim Shipley the neighbor to the north addressed the commission with the drainage problems that have occurred. Shipley presented photos of the last heavy rainfall and the water that ran through his property. Shipley told the commission what he thought would be a good fix for the drainage problem and why he thinks it is still occurring.

Discussion took place on raising the existing berm, ditching cleaning and maintaining, and the original installation of the existing culverts.

Ion asked for staff's recommendation. Huey said staff recommends that the site plan for a 120 Foot x 72 foot building for a church and in the future a 100-foot x 100-foot auditorium, a 120-foot x 100-foot recreation building and a 24-foot x 24-foot garage with a 24-foot x 40-foot Pavilion be approved with the following conditions: 1). That the required parking and circulation area for the building be hard surfaced, in accordance with the County Engineer's specifications, within one paving season of the completion of the building; 2). The required well and septic system information be submitted to the Health Department for review and approval; 3). The existing berm on the north side of the property be raised two (2) feet or that a stormwater drainage plan prepared by a professional engineer that demonstrates an alternative method to handle the additional drainage and is approved by the County Engineer be implemented.

Commission discussion took place on the height of the berm and who is responsible for keeping the ditch clean to allow the water to drain.

Paustian made a motion to approve the site plan with the conditions outlined by staff. Scheibe seconded the motion.

Vote: All Ayes (7-0)

5. **Discussion on Scott County Comprehensive Plan**

Denise Bulat of Bi State Regional Commission, Ray Wierson and Tim Huey addressed the Commission and went over the project development schedule for Scott County's Comprehensive Plan. The Commission expressed their desire to initiate the development of a new comprehensive plan for Scott County and look forward to the process and the guidance it will offer.

With no new business to come before the Commission the meeting was adjourned at 8:50 P.M.