

**Scott County Planning and Zoning Commission**  
**October 17, 2006**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent: Ridenour

Staff Present: Huey and Kelly

Others Present: Board Members: Adamson, Gallin, Hancock, Minard, Sunderbruch;  
Administrator Wierson , Gena McCullough, Bi State Regional  
Commission, County Engineer Jon Burgstrum

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m.
2. **Minutes** Scheibe made a motion to approve the September 5, 2006 minutes. Mehrens seconded the motion. Vote:6-0 All ayes
3. **Annual Meeting with the Board of Supervisors**

Minard addressed the Commission expressing the Board's appreciation for the time and the effort the Commission puts into each case, their efforts, said Minard, makes the Supervisors job easier. Minard thanked the Commission for the task they are about to undertake with the Comprehensive Plan update and said he knows the Commission will do their best to serve the collective best interest of all the citizens of Scott County.

4. **Comprehensive Plan Update**

Gena McCullough addressed the Commission with update information on the Technical Committee meetings. Huey said he is hoping that the Advisory Committee will act as an advisory group for the Planning Commission the same way the Planning Commission acts as an advisory group for the Board of Supervisors. Huey said he wants to see those willing to volunteer stay committed to the end of this process. Huey went over the new housing starts from 1992 through 2005 and said he would like to see a graphic prepared for use in the first Advisory Committee meetings. We want these people to understand, said Huey, that we are not updating the Comprehensive Plan due to an array of problems under the current plan but that some modifications to the current plan may be necessary. Huey asked the Commission to look over the Comprehensive Plans from Kane County Illinois and Jefferson Wisconsin as a model of how he would like to see Scott County's Plan prepared, touching on land, air, food, water and shelter.

5. **Discussion of changes to the Subdivision Ordinance for Road Specifications and Design**

Huey said Jon Burgstrum, the new County Engineer, is requesting an amendment to the subdivision ordinance regarding the road specifications and design to adopt statewide urban standards. Burgstrum addressed the Commission and gave the background for "SUDAS". Burgstrum said the effort to unify specifications for state, county, cities is growing and an adoption of the unified standards would be helpful to everyone. As it is now, said Burgstrum, contractors must keep track of each municipality's specifications to insure proper installation. Adopting a uniform standard, said Burgstrum would provide clearer information for contractors and save time for the engineers developing their project plans.

Burgstrum said he realizes that the Subdivision Ordinance will be reviewed at the end of the Comprehensive Plan update but thinks it would be helpful not to delay this amendment in light of all the new subdivisions currently approved or about to be approved.

Commission discussion took place. Paustian made a motion to direct staff to prepare a subdivision ordinance amendment regarding road specifications and design for Commission's review. Mehrens seconded the motion.

Vote: All Ayes (6-0)

Kluever asked the Board what the reason was for overturning their recommendation on Chapel Hill Estates. Hancock, Adamson, Sunderbruch and Gallin all said that the Future Land Use Plan indicated the area suitable for development and Chapel Hill was a hard surfaced road, perhaps not the best road but non the less a hard surface road and they felt they had no legal basis for denying the request. Paustian said he voted for denial of Chapel Hill Estates due to the number of lots with one access. Paustian said he understands that it was determined to be a suitable location for development shown on the Future Land Use map and is a hard surfaced road, but thinks more attention and criteria should be given to the type of hard surfaced road and the number of lots allowed.

With no new business to come before the Commission, the meeting adjourned at 8:35 P.M.