



City of Highland

Department of Economic and Community Development

Building & Zoning Division

**City of Highland
Combined Planning and Zoning Board
Minutes of August 15, 2018 Meeting**

1. Call to Order

7:00 P.M.

2. Roll Call

Chairperson B. Korte called the meeting to order at 7:00 P.M. Members present were J. Korte, D. Harlan, W. Koehnemann, J. Gallatin, R. Vance, and B. Korte.

Also present were City Manager Latham, City Attorney McGinley, Interim Building and Zoning Supervisor Hanson, Community Development Coordinator Mallord Hubbard, Interim Director of Building & Zoning Wilson.

3. Public Comment Section

Chairperson Korte explained the public comments section purpose and inquired if anyone wished to address the committee at this time regarding any topic that is not on the current agenda. Not such requests were made.

4. Public Hearing and Items Listed on the Agenda

Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.

Chairperson Korte explained the process of the meeting, to include all witnesses being sworn in as a group, a public hearing will be opened, whereas the city will present a report on the issue, the applicant may make a statement and present evidence, after which anyone else may offer statements or present evidence, after which the public hearing will be closed and the city's report and recommendation will be read. Prior to any discussion among the board members, the board will entertain a motion in the affirmative to approve the agenda item, a roll call vote will be taken. This is an advisory board to the City Council. In order to pass this board, approval requires four votes from this aboard. Everyone who wishes will have the opportunity to speak.

Chairperson Korte administered the witness oath to a number of audience members. Chairperson Korte reminded all present to direct all comments and questions to the board and not to others present. He further reminded all present to state their name and address if they choose to speak.

5. New Business

Chairperson Korte requested that the agenda item order be changed to address Item b first, as it appears to be more in the proper order and flow of the topic.

Public hearing for Item b was opened by Chairperson Korte. Scott Hanson provided an overview of the project on behalf of the City. Mike Lundy, Executive Director of Southern Illinois Development Authority (SWIDA) and others provided an overview of the program intent and project specifics, to include materials used, screening provided and water retention, etc. Several members of the public present provided objections to the project, including but not limited to: Drainage concerns, water retention, traffic speed and safe access into the site from Illinois Route 143, effect of the project on property values, and forced annexation into the city of Highland.

b) Southwest Illinois Development Authority, on behalf of Frey Properties of Highland, LLC, is requesting to establish R-3 Multiple Family Residence district zoning rather than R-1-C Single Family Residence district zoning upon annexation of approximately 8.07 acres of unaddressed property located on the north side of State Route 143, approximately 100 feet west of Valentine Lane, Highland, IL 62249. (PIN# 02-1-18-29-13-301-001). Establishment of the R-3 Multiple Family district zoning would be contingent upon future annexation of the subject property by the city Council and is in conjunction with a proposed Planned Unit Development.

- Motion to approve rezoning by Koehnemann, seconded by Korte. Motion failed, 4-2.

a) LLC, is requesting a Special Use Permit (SUP) for a Planned Unit Development (PUD) per Section 90-197 of the City of Highland Municipal Code in order to allow for the development of 48-unit senior independent living community. The PUD/SUP would be contingent on annexation and establishment of R-3 Multiple Family Residence district zoning of the subject property by city council. The subject tract is located on approximately 8.07 acres of unaddressed property on the north side of State Route 143, approximately 100 feet west of Valentine Lane, Highland, IL 62249. (PIN# 02-1-18-29-13-301-001).

- Motion to amend site plan including seven staff conditions by Gallatin, seconded by Harlan. Motion passed, 6-0.
- Motion to approve site plan by Vance, seconded by Harlan. Motion passed, 6-0.
- Motion to amend PUD to require a 45mph speed limit by Harlan, seconded by Vance. Motion passed, 6-0.
- Motion to approve PUD by Vance, seconded by Harlan. Motion failed, 3-3.

Hanson reported that items for the agenda have been received and the Sept 5, 2018 meeting will be necessary.

Motion to adjourn at – 9:23 P.M.