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VILLAGE OF FREEBURG

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Combined Planning and Zoning Board
Tuesday, April 14, 2020 at 6:00 p.m.

VILLAGE ADMINISTRATOR
Tony Funderburg

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

ZONING ADMINISTRATOR
Matt Trout

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

The meeting of the Combined Planning and Zoning Board was called to order at 6:09 p.m. on Tuesday, April 14, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green (absent), Kevin Groth, Gary Henning, Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Trustee Mike Heap, Trustee Mike Blaies, David and Karen Fellows and Public Works Director John Tolan.

PLAN COMMISSION:

A. Old Business:

1. Approval of March 10, 2020 Minutes: Gary Mack motioned to approve the March 10, 2020 minutes and Gary Henning seconded the motion. All voting yea, the motion carried.

B. New Business:

1. David and Karen Fellows Annexation: Chairperson Woodward read the notice and Gary Mack swore in those individuals wishing to speak. Zoning Administrator Matt Trout advised everyone that Dave and Karen have an agreement in place, and the hearing will be on Monday at 7:15 p.m. This hearing is contingent on them annexing with the property containing 4.27 acres being zoned agriculture. Mr. Fellows said they are annexing to take advantage of the financial savings with their utilities and improvement of services. This will be a benefit to the village because they have constructed another new building which will increase tax revenue. They would like to be zoned agricultural because they have an orchard, garden, vineyard, and the new building will be used to store farm equipment. They are selling their properties in Effingham and now need storage here. Trustee Blaies asked why haven't they annexed sooner, and Dave said no-one aggressively approached them. Ameren wants to charge them as a commercial account for the new storage building. They've also used a lot of water in the past, and it is more critical now with the funding. Gary Mack asked if they are using the new building for storage and not planning traditional farming? Dave said yes, they would store hay and farm equipment. Matt stated they are currently zoned agricultural with the county.

Gary Mack motioned to recommend to the full Board the Fellows property be rezoned from single family residential (SR-1) to agricultural (A) and Kevin Groth seconded the motion. **ROLL CALL VOTE:** Gary Mack – yes; Kevin Groth – yes; Lee Smith – yes; Gary Henning – yes; Dirk Downen – yes; Rita Green – absent; Steve Woodwar – yes. With 6 yea votes, 0 nay votes and 1 absent, motion carried.

Dave thanked everyone for the board's consideration.

Gary Mack motioned to close the hearing at 6:19 p.m. and Gary Henning seconded the motion. All voting yea, the motion carried.

2. Edison Estates Engineering Plans: TWM reviewed the engineering plans and provided their suggestions to Matt and John. They reviewed them as well and talked to Tim Pruett about those issues. Matt feels comfortable with them and would like to take them to the village board to make sure another review by TWM is not needed. We are going to ask the developer and engineer to get an outside water flow test to confirm the numbers. This will be an outside study done rather than relying on village or engineer numbers. Matt also said we want to work through the issue now and not after the infrastructure has been put in. They are also waiting on the EPA water permit as well. Lee Smith said you should have a professional engineer seal those calculations. They should be 1,000 gallons a minute for 2 hours and that is a requirement of the Department of Insurance. Matt also said there is equipment out there to move dirt and mow. He has asked to stake it out, and Tim not comfortable doing that. They can start clearing the property and have the EPA permits for that. Matt id if board comfortable with plans going back to this board, and if they are good with moving them forward, Matt will try to set up a meeting within the next week or two to start approving the plans. John said we will be ready to go once EPA approves the water permit.

BOARD OF APPEALS:

- A. **Old Business:** None.
- B. **New Business:** None.
- C. **General Concerns:** None.
- D. **Public Participation:** None.
- E. **Adjourn:** *Gary Mack motioned to adjourn the meeting at 6:36 p.m. and Gary Henning seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager