

Minutes of Planning Committee Meeting

December 2, 2015, 6:30 pm

City Hall Conference Room

Members attending: Aldermen Clyde Heller, Russ Thomas, Steve Notheisen, Gerald Frederick, Zoning Officer James Nagel, Alderman Stan Darter. Alderwoman Vicki Koerber not available for meeting.

Agenda Item 1. Petitions by Citizens on non-agenda items. None

Agenda Item 2. Approval of 11-04-15 Meeting Minutes. After review, a motion to approve was made by Steve Notheisen, seconded by Gerry Frederick. Vote 4-0 approved.

Agenda Item 3. Comprehensive Plan. General discussion about what actions the City has taken in implementing the Comprehensive Plan Update, December 2005. After general discussion, the committee reviewed line by line the recommendations, documented what action (if any) were taken on the recommendations starting on update page 5 and ending on page 10. Due to meeting length, review concluded at item 25 on page 7.

Topics addressed in pages 5-10 are also found in Comprehensive Plan Update, December 2005 on pages 15 thru 21.

The results of this review are found on attached document with comments **in bold**. The information **in bold** is not directory in nature, but for informational use of Planning Commission.

Agenda Item 4. Comments: None

Meeting adjourned at 8:40 pm

Meeting minutes submitted by Clyde Heller.

Comments on Comprehensive Plan Update 2006 version provided during Planning Committee Review 12-2-2015.

- A. General Goals, Items 1, 2, 3 are ok as written. Items 4, 5, 6, 7 are pursued as changes occur within the city.
- B. Infrastructure Plan. Items 1 and 2 of objectives are being done and remain on-going.

Recommendations:

1. The City should continue to upgrade the existing electrical system. **Action taken since recommendation: a. Completion of loop system with Ameren improving reliability, purchase of second gas turbine to comply with generation capability and EPA requirements, installation of substations at Northwinds and MoCo Annex location.**
2. The City should continue to upgrade the sewer system as needed. **Action taken, city building and operating Sewer Treatment Plant (8 years old), improved sewer system by lining old lines to prevent storm water entrance and leakage. Review for future is on-going.**
3. The City should continue to upgrade the water system as needed. **City purchased and installed 1M gallon storage tank, continues to review/plan for elevated tank replacement/repair and has on five year utility plan. Water system review on-going.**
4. The City should encourage gravity sewer lines as opposed to lift stations. **Kolmer addition using gravity feed, plans on-going for new growth to use gravity feed when possible. Lift station reliability and upgrade on-going with addition of automation and alarms.**
5. The City should maintain adequate staff and or resource for electrical, plumbing, foundation, seismic reinforcing and framing inspections for new construction and occupancy permits. **City hired building inspector to perform cited inspections, back up help from zoning administrator.**
6. The City should update Section 34-4-26 (Drainage) of the Subdivision Code. This section deals with erosion control. **This continues to be reviewed as changes occur.**
7. **The City should pursue the operation of two sewage treatment plants. This should be removed due to purchase, installation of sewer treatment plant with capacity to meet 20,000 population and capability of expansion beyond 20000 population.**

- C. Transportation Plan. Objectives 1,2 are valid and remain as on-going objectives. **Walking paths and bicycle trails have become reality in some areas and remain a part of future developments.**

Recommendations:

1. The City should strongly encourage all new developments to have at least one through street in either the North-South or East-West directions, unless a topographical challenge exists. Streets in new developments should be classified by the City Council for the efficiency and safety of moving traffic. **On-going.**
2. Columbia Avenue will be the only allowed intersection on Route 3 from Moore Road to Illinois Avenue.

3. A new north-south connector should be placed west of the City Lakes connecting Hanover Road to JJ Road.
4. A Street parallel to Fieldstone Drive should be extended north from Vandebrook Drive to relocated Library Street.
5. Vandebrook Drive should be extended east to the Old Red Bud Road. **Has been relocated to a controlled light intersection with Market Street. Extending from this location could be a traffic challenge.**
6. A new east west street running from Route 3/Market Street to Old Red Bud Road should be created.
7. A new east west street should be created which runs from the Route 3/Market street intersection east to intersect with the new north-south street described in 4 above.
8. A new north-south street running from Route 156/Williamsburg Lane to Stockel Lane should be created. **(Question if Williamsburg Lane is a private drive)**
9. Brittany Land should be extended east to south Market Street.
10. West Fallen Lane should be extended to the west to connect with the new JJ Road/Hanover Road Connector.
11. Columbia Avenue should be extended to the west to connect with the JJ Road/Hanover Road connector.
12. Pautler Place should be extended east to Rogers Street. **(could still work)**
13. Plaza Drive and Kolmer Drive should be extended west to Route 3. **(has intersection with Route 3)**
14. The stoplight currently located at McDonald's should be moved north the east end of Plaza Drive. **(Still under consideration after relocation of McDonalds)**
15. Rose Lane should be extended east to the proposed Rogers Street.
16. Rose Lane should be extended west to Moore Street.
17. A new connector should run north-south between Floraville Road/Country Club Land and connect to Sherwood Lane.
18. Country Club Lane should be extended east from the Rogers Street Intersection to the Floraville Road/Country Club Land connector.
19. Extend Country Club Land to the future north extension of Rogers Street to provide a straight east-west street from Rogers Street to Gilmore Lake Road. Eliminate the section of Country Club Land between the extensions listed in # 18 and # 19.
20. Re-align Library Street to eliminate the 90-degree curve between Lakeview Drive and Route 3.
21. GG Road should be extended from Route 3 east to the Rogers Street Extension.
22. Moore Street should be extended north from GG Road to New Hanover Road. **Terrain questionable**
23. Extend Oak Tree Drive south the JJ Road.
24. Rogers Street should be extended from Country Club Lane to the 1 ½ mile radius boundary. The bike/walking trail should also be extended.
25. There should be a north-south road from Fourth Street to Route 156 in the vicinity of Osterhage Drive.