

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON SEPTEMBER 12, 2016**

The meeting was called to order by Chairman Nathan Rau at 7:30 PM

Roll call was taken: **Present: Gardner, Hicks, Vogt, Lutz, Childers and Rau.**

Chairman Rau asked if there were any additions or corrections to the minutes of the July 11, 2016 meeting. A motion was made by Hicks and seconded by Vogt to approve the minutes of the July 11, 2016 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

Z-16-06-01 Review and Comment on a Preliminary Plat of County Club Hills Phase II. (Parcel No. 08-17-100-001-000).

At the July 25, 2016 Planning Commission meeting, the Board recommended approval for a six (6) inch freeboard embankment for the top of the detention area on the Preliminary Plat of County Club Hills Phase II. The Planning Committee reviewed the plat and asked for a recommendation/comment from Chris Wilson, City of Waterloo engineer, regarding the six (6) inch freeboard. Mr. Wilson felt a two (2) foot embankment is the least that should be required. The Petition is being brought back to the Planning Commission to revisit the detention area embankment and the variance for a six (6) inch freeboard above the 100 year elevation of the detention basin. Mr. Wilson comments were included in the packet and his justification for a two (2) foot embankment is based on IDOT's minimum roadway freeboard requirements from their 2011 Drainage Manual. Mr. Chris Jones, representative from Southern Illinois Development LLC and Mr. Craig Brauer, representative from Thouvenot, Wade and Moerchen, Inc., were present to speak on behalf of this petition. The code requires a three foot freeboard above the 100-year water surface level. Mr. Brauer again stated that this requirement is a new addition to the drainage code and should be referenced in the improvement plans not in a preliminary plat.

The preliminary layout for this detention basin is five foot deep and designed to hold 39,000 cubic feet of water. There is nothing in the design code that changes the amount of water to be stored, however, following this new code would require storage of the water at a lower elevation which creates a detention basin that will now cover the two adjacent lots. If the water exceeds the 100-year surface level, Mr. Brauer would want it to run over the berm and not do damage to the development. Mr. Brauer stated again that a three foot berm would be needed if this was a lake, pond, damn, etc...Mr. Brauer mentioned that he felt a detention basin with a six (6) to twelve (12) inch freeboard would suffice for the development. Mr. Jones presented

the commission members with various detention basin information that included calculations for various basin

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sizes along with progressive area, freeboard, depth, volume, storage and safety data to support his claim that a three foot free board was not needed.

Motion was made by Hicks and seconded by Lutz to amended the recommend approval for the Preliminary Plat of County Club Hills Phase II. (Parcel No. 08-17-100-001-000) with the following recommendation in regard to the Design Requests:

- 1. The Planning Commission believes a one (1) foot freeboard should be required. The Planning Commission deemed the one (1) foot freeboard appropriate based on Chris Wilson's 9.5.16 email to Jim Nagel in which the IDOT 2011 Drainage Manual (July 2011) page 12-4 was referenced. It indicates "The purpose of emergency overflow. The invert of the spillway at the outfall should be at an elevation 1 to 2 ft above the maximum design storage elevation. It is preferable to have a minimum freeboard of 2 ft. However, for very small impoundments (less than 2 acre surface acres) either a minimum of 1 ft of freeboard may be acceptable or a minimum overflow based on the 500 year storm water elevation shall be provided."**

**Members voted as follows: YES – Gardner, Hicks, Vogt, Lutz, Childers and Rau.
Motion carried.**

NEW BUSINESS:

The Chairman asked if there was any new business. There was none.

PETITIONS:

Z-16-09-01 Review and Comment on proposed Zoning Text Amendment for Section 40-4-16(F)(2)(a) regarding Political Signs.

The Zoning Administrator stated that there has been numerous calls to City Hall, in addition to newspaper ads and articles regarding the “mobile billboard” parked at Michael’s. Mr. Allen Mueller proposed a Zoning Text Amendment as a starting point to discuss adding language to the Zoning code regarding these “mobile billboards”. The City Attorney thought the “message” versus the “political” aspect of the sign should be reviewed. It was thought that it just wasn’t the political nature of the sign; it was the signage in general that is the issue. Mr. Hayes proposed a new definition of “billboard” that is believed to better address this type of “mobile signage”. The suggested language would still allow a business vehicle to be parked at the owner’s residence or at their place of business, but, would deter a vehicle from being parked at a general location where no business was being performed. The amendment, if approved, would not go into effect until after January 1, 2017. Moving trucks, such as Tammy Mitchell-Hines, would be classified as a vehicle that is connected to the business. In addition, construction trailers that are tied to the job site would not be considered a “mobile billboard”. It was determined more clarification was needed regarding van size and trailers.

Motion was made by Hicks and seconded by Lutz to recommend a review of the sign code and specifically, with regard to adding language regarding “mobile signs”. The Commission further recommends that signage of any kind, unconnected with, or unrelated to, the business or the mission of the premises where such a sign is located should not be allow on any vehicle larger than a full size van.

Members voted as follows: YES – Gardner, Hicks, Vogt, Lutz, Childers and Rau.

Motion carried.

Motion to adjourn the meeting at 9:05 PM was made by Vogt and seconded by Hicks.

Motion carried.

Minutes respectfully submitted by Mechelle Childers.