

SMITHTON ZONING BOARD HEARING
NOVEMBER 12, 2018
7:30 PM
HUNTERS POINT
ENGINEERING PLANS
MINUTES

The hearing was called to order at 7:30pm by Chairman Lori Rodriguez.

Zoning board members present were: Tom Incrocci, Dale Becherer, Mark Parker, Tom Schanherr and Leo Simburger. Jim Mourey was absent. Also present were Chairman Lori Rodriguez, Deputy Zoning Administrator Beth Buehlhorn and Attorney Carmen Durso. Zoning Board Administrator and Engineer Scott Saeger was absent.

Also present were Engineer Tim Pruett, Rhutasel and Associates; Developers, Shannon and Hunter Yung.

Deputy Zoning Administrator Buehlhorn read the Notice as published in the Freeburg Tribune.

Chairman Lori Rodriguez read the letter sent to surrounding residents and the list of those residents.

All who wished to be heard or give testimony were sworn in to speak by Deputy Administrator Buehlhorn.

Tim Pruett recapped the prior zoning meeting and the recommendations from the board. He also referenced the letter he received from Engineer Saeger with those recommendations. He explained the roads and infrastructure of the subdivision. When asked about the roads, he stated they would need to be put in prior to the final plat. Pruett also shared that, as requested from the village, they will be extending the sewer line 150feet from South Street to the main line east of the property.

Incrocci asked about the sidewalk ordinance. Pruett stated originally there were no sidewalks in the preliminary plat. With an additional 1500feet of road that was requested to come out onto 159, he noted this is a large added expense. When he met with the Board, the Mayor and Engineer Saeger they discussed this as being a trade-off for the sidewalks. Pruett and Yung don't feel, with the concrete streets, there needs to be sidewalks throughout the subdivision, but would agree to specific areas noted for safety. They feel with the existing sidewalks around the older part of town, the village is now burdened with repairing and replacing them.

Referencing the recommendations from Saeger, Durso asked Pruett if they plan to comply with the recommendations which Pruett agreed.

Incrocci state he doesn't have a problem with any of the recommendations except no. 5. Pruett explained they will cut an even surface and clean up the area at the high point of Jo Mar to transition the new road from Hunters Point creating a flow of water down to the new subdivision. The developer, not the village street crew, will handle this work with Saeger's supervision.

Incrocci asked about the street light plan which Pruett explained Ameren will lay this out and abide by the village codes.

Board Member Schanherr asked where the sewer lines will run. Pruett explained they will connect into the villages new line located on the east side of the property. In addition, they plan to run a line to the existing sewer on South Street, where there are currently drainage issues, and put in a 90 degree elbow that only allows high flows to enter the pipe so if the South Street manhole gets excess water, it will take it into the line through Hunter's subdivision.

Board Member Parker confirmed that these plans are only for the first 40 acres which Pruett agreed. Parker then asked if the entrance for the assisted living was changed to go directly to Press Road or is it still going through the subdivision which Pruett stated it is now off Press Road.

A motion was made by Tom Incrocci and seconded by Mark Parker to approve the Engineering Plans for this portion of the subdivision adhering to the requirements as submitted by Engineer Saeger in letter dated November 1, 2018. Roll call was taken. Tom Incrocci, aye; Mark Parker, aye; Dale Becherer, present; Tom Schanherr, aye; Leo Simburger, aye. Motion approved.

A motion was made by Tom Incrocci and seconded by Dale Becherer to adjourn the meeting. All were in favor. Motion approved. Meeting adjourned at 8:16pm.