



City of Highland

Building and Zoning

Combined Planning & Zoning Board
Meeting Minutes
City Hall – 1115 Broadway
February 5, 2020 7:00 P.M.

1. Call to Order – **7:00PM**

2. Roll Call

CPZB Members – Present – Chairperson Korte, Al Stoecklin, Bob Vance, Shirley Lodes, Deanna Harlan, and Bill Koehnemann

CPZB Members – Absent – Anthony Walker

Staff – Breann Speraneo, Mike McGinley, Scott Hanson, Jeff Voss, Mallord Hubbard, and Kim Kilcauski

3. General Business:

Approval of the December 4, 2019 Minutes

Motion to approve the minutes as written made by Bill Koehnemann, seconded by Bob Vance - 5 Ayes, 1 Abstain, 0 Nays. Motion carried.

4. Public Comment Section

Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.

Chairperson Korte opened the Public Comment Section. There were no comments from the four citizens in attendance. The Public Comment Section was closed.

5. Public Hearings 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 reviewed the process and administered the witness oath to three of the citizens in attendance.

6. New Business

a) Steve Strickell, of 800 Dolphin Dr W, is requesting a variance to Section 90-125 of the City of Highland Municipal Code to allow for a 5.5 ft side setback at 800 Dolphin Dr W.

Chairperson Korte opened the public hearing. Breann Speraneo presented the staff report, standards of consideration, and staff recommendation to approve. Breann Speraneo



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introduced Steve Strickell, the applicant, in case the board had any questions. Deanna Harlan asked if the property line noted in the information provided was supposed to actually be noted as a setback line. Breann Speraneo responded that it was supposed to represent a setback line. Steve Strickell thanked the board for their consideration. Chairperson Korte asked if there were any comments. There were no comments. Chairperson Korte closed the public hearing and asked for a motion to be made to approve the request for a variance to Section 90-125 of the City of Highland Municipal Code to allow for a 5.5 ft side setback at 800 Dolphin Dr W.

Motion made by Al Stoecklin, seconded by Deanna Harlan – 6 Ayes, 0 Nays. Motion carried.

b) Jason Mettler, of 12359 Highland Rd, is re-submitting a preliminary plat for Carbay Crest Phase II at the northwest quadrant of Sportsman and Vulliet.

Chairperson Korte opened the public hearing. Breann Speraneo stated that only phase one has been final platted. She presented the staff report which included the review of findings for single access point subdivisions. Breann said that the City of Highland does not have anything in the code to require two or more entrances and the code will be reviewed in the future. The original preliminary plat for phase two included a second entrance in line with Arbor Crest Drive. Then, the second entrance was shifted to the east and included with an improvement plan in a compromise with the City. The current proposal replaces the second entrance with a 10 foot emergency access lane. Breann Speraneo also presented the staff comments from Planning & Zoning, Public Works and Public Safety with regards to the current proposal.

Chairperson Korte asked if other subdivisions in Highland included emergency access lanes. Mike McGinley stated that he was not aware of any within city limits. Jason Mettler stated that the emergency access lane was no longer an option and was struck out of the plans. Breann Speraneo stated a letter from Jason Mettler's engineer mentioned removing the emergency access lane; however, plans were not received showing removal of the lane.

Jason Mettler and Pat Netemeyer addressed the board. Jason Mettler stated that when reviewing the second entrance along Sportsman Road for Carbay Crest they looked at subdivisions in various communities. He said that subdivisions of similar size to Carbay Crest did not have a second entrance. Pat Netemeyer mentioned that they needed a reason for the second entrance. Chairperson Korte asked who made the decision to remove the second entrance in the first place. Jason Mettler stated that he had made that decision due to having to build the road higher and move utilities. The road would have been too steep to meet ADA requirements. Pat Netemeyer noted that Flax Drive only has one entrance. Staff responded that a second entrance is planned as the neighboring subdivision continues to develop.

Discussion continued regarding the number of planned lots within Carbay Crest. Jason Mettler discussed the safety of subdivision residents pulling out into traffic on Vulliet Road and Sportsman Road.

Mike McGinley asked for clarification because what was submitted to the board included an emergency access lane and now Jason Mettler is stating that there will not even be an



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emergency access lane. Breann Speraneo confirmed that an amended plat without the emergency access lane had not been received.

Pat Netemeyer stated that he had only included an emergency access lane a couple of times in subdivisions. Jason Mettler continued to express concerns over entering and exiting the subdivision onto busy roads.

Discussion continued with regards to the traffic entering and exiting Carbay Crest. Pat Netemeyer stated that the traffic from existing lots already coming down Vulliet Road plus Carbay Crest's 40 some lots is still less than Edwardsville's restrictions. Chairperson Korte reminded those present that the City of Highland is not Edwardsville.

Shirley Lodes stated that the board had seen the need for a second entrance when the original plat was approved and now it is not there. Pat Netemeyer stated that more engineering had been done and utilities would have to have been moved. Shirley Lodes asked when the second entrance had been moved to the east. Scott Hanson stated that it had been a minor change with the access points and number of lots remaining the same. Jason Mettler acknowledged that he was okay with that and was not going to change the plat at that time. Shirley Lodes stated that she had driven out to Carbay Crest. She said the entrance onto Vulliet Road had safety concerns.

Chairperson Korte asked if the city had been consulted prior to removing the second entrance, changing it to an emergency access lane or completely removing it. Jason Mettler said that the additional engineering was done after the original preliminary plat had been submitted. He said during the additional engineering, they discovered the grades and access to the road would require major utility relocation. He said the same was true with the second entrance being moved, over 260,000 yards of dirt would have had to be moved. He added that ADA grade was not possible for sidewalks. Pat Netemeyer stated that if Sportsman Road is going to be improved, then the city should maintain a second entrance and the hill issue should be addressed. Chairperson Korte asked how the preliminary plat could be trusted if continued engineering and changes were going to take place. Jason Mettler stated that a preliminary plat is only a starting point. Pat Netemeyer added that the preliminary plat is only a plan and phase two is still at the preliminary stage. Shirley asked if there would be a detention pond. Jason Mettler and Pat Netemeyer replied that there would be one. Shirley Lodes had a suggestion about a possible second entrance. Pat Netemeyer asked the number of lots that should be allowed before a second entrance is required. Mike McGinley said that a number is not always appropriate. Breann Speraneo agreed. Jason Mettler said that a line cannot be drawn because there is not an ordinance to address it.

Deanna Harlan recalled that there was a lot of discussion about entrances prior to the preliminary plat being reviewed and approved. She stated that she thought a good decision had been made in good faith and now an amended plat had been submitted. She added that safety is a huge concern and she recommends two entrances in Carbay Crest. Chairperson Korte stated that he believes the original second entrance would be the best option. Jason Mettler stated that it is highly unlikely that the 34' road would be totally blocked. He said taking a



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chance of the one entrance being blocked is still better than putting people out on a busy road. Chairperson Korte disagreed. Mike McGinley clarified that the board has concerns. Pat Netemeyer stated that Vulliet Road needs to be improved. Mike McGinley stated that the improvement of Vulliet Road was not the item in question at this time.

Breann Speraneo reviewed the order of what was received and distributed with regards to the agenda item. The letter from Netemeyer Engineering was last item received stating that they would be removing the emergency access lane; however, an amended plat was not received. Breann Speraneo requested that Mike McGinley advise what the board can actually vote on at this meeting.

Mike McGinley stated that legal had not been consulted with regards to moving the second entrance.

Discussion continued regarding a second entrance into Carbay Crest. The oath was taken by Karen King, who lives on Sportsman Road. She expressed concerns over the possible relocation of utilities creating drainage issues on her property as well as neighboring properties. She stated the current roadway is washing away due to drainage issues.

Jason Mettler stated that the estimated cost to add a road would be between \$120,000 and \$140,000. He said it is unfair to be forced into adding the road. Chairperson Korte asked if there were any other questions from the board. Jason Mettler requested reasoning or scenarios to address the need for a second entrance. Chairperson Korte referred to the proposed Sunflower extension in 1999. He said that the minutes from that meeting included safety concerns with the lack of a second entrance. The extension was denied. Pat Netemeyer asked how many lots that included. Chairperson Korte replied that he did not know. Various subdivisions were discussed. Scott Hanson addressed Flax Drive currently having only one entrance and that will change as Augusta Estates develops.

Jason Mettler said that he offered the city the option to be the ones to put in the road. Chairperson Korte said that what was discussed in the class he attended regarding planning is that if things are not included on the original plat then the city may possibly not see anything else added to the plat. Jason Mettler stated that he understood the boards concerns. Chairperson Korte mentioned that as a developer, Jason Mettler's concerns probably differed from that of the board members. Pat Netemeyer re-iterated his belief that Vulliet Road was the issue and the city should improve the road instead of having a second entrance into Carbay Crest. He also added that he believes the people in the subdivision do not want a second entrance. Chairperson Korte stated that the board can only vote on what is in front of them. Chairperson Korte said that Oak Street has some challenging traffic situations, but the developers probably thought it was a great idea at the time.

Chairperson Korte closed the public hearing. He asked if staff had anything to add. Not hearing a response, Chairperson Korte asked for a motion to approve.

Motion made by Deanna Harlan, seconded by Bob Vance.



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Mike McGinley suggested tabling to the March meeting to make sure the city had the correct paperwork.

Chairperson Korte asked if there was any further discussion. Bob Vance said that he believes a second entrance is needed. Chairperson Korte asked for a motion to table the agenda item until the March meeting. Chairperson Korte asked for verification that notice had been given to surrounding property owners. Breann Speraneo stated that the agenda item was not required to be published and had not been published, but notices were sent to surrounding property owners. Mike McGinley stated the information currently available does not provide a clear understanding as to what is being requested by the applicant. He added that additional information could not be added to the council packets if a vote were taken at this time.

Motion to table the agenda item made by Al Stoecklin, seconded by Shirley Lodes – 6 Ayes, 0 Nays. Motion carried.

7. Calendar
 - a) March 4, 2020– Combined Planning and Zoning Board Meeting

Breann Speraneo stated that the following items will be on the March CPZB meeting agenda: a special use permit to allow for self-storage within a C-3 zoning district at 2650 Plaza Dr., a signage variance for Walmart at 12495 State Route 143, and the tabled re-submittal of the preliminary plat for Carbay Crest Phase II.

- b) Adjournment – **8:12PM**

Anyone requiring ADA accommodations to attend this public meeting, please contact Dylan Stock, ADA Coordinator, at 618-654-7115.