

SUPERVISORS MEETING

June 2, 2010
O'Fallon Township
801 E. State St.
O'Fallon, IL 62269

CALL TO ORDER at 7:01 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Supervisor Gary Ahle, Town Clerk David M. Witter, Trustees: Glenn Loyet, James Hursey, Kenneth Joseph and Gary Hursey and Deputy Clerk/Recorder Debbie Allsup.

Others present: Frances Zotz, Edar Zotz, Gary Fohne, Joe Kalmer, Cheryl Moody, Jo Ann Ing, Chris Rutz, Bill Woods, Stephen Ellerbrake, Terry Miller, Bill Crocker and Trisha Moody.

APPROVAL OF SUPERVISORS MINUTES

A motion was made by Trustee Glenn Loyet to approve the minutes as presented and seconded by Trustee Jim Hursey. Motion Carried.

APPROVAL OF SUPERVISOR'S BUDGET HEARING MINUTES

A motion was made by Trustee Glenn Loyet to approve the minutes of the Supervisor's Budget Hearing as presented and seconded by Trustee Kenneth Joseph. Motion Carried.

SENIOR REPORT

Trustee Glenn Loyet stated the last Senior Committee meeting was on May 26, 2010. The Committee discussed the upcoming dinners. The next Senior Committee dinner will be on June 24, 2010.

The next Senior Committee meeting will be on June 23, 2010.

YOUTH REPORT

Trustee Kenneth Joseph stated the Youth Committee Fishing Derby will be on Saturday, June 12, 2010 at the O'Fallon Sportsman's Lake. Registration begins at 8:00 am. Fishing runs from 9 am – 11:30 am. Awards will be given at noon. This event is for children ages 14 and under who reside within the O'Fallon Township boundaries. The Youth Committee will also be hosting a Swim Party on July 11, 2010 at the O'Fallon City Pool from 6 pm – 8 pm. The event is open to the youth of O'Fallon Township between the ages of 11 – 14.

O'Fallon Future Business Leaders of America (FBLA) is seeking donations to send 3 students from O'Fallon Township High School to attend the National event in Nashville, Tennessee to be held July 14th – 18th. Trustee Kenneth Joseph made a motion to approve a donation of \$250 to the organization and seconded by Trustee Jim Hursey. Roll Call. Loyet – aye; J. Hursey – aye; Ahle – aye; Joseph – aye; G. Hursey - aye. Motion carried.

The Youth Committee received applications from 3 (three) freshmen to join their committee: Kaitlyn O'Neill; Anna Mordhorst and Haley Berg. A motion was made by Trustee Kenneth Joseph to accept the 3 (three) new freshmen members and seconded by Trustee Gary Hursey. Roll Call. Loyet – aye; J. Hursey – aye; Ahle – aye; Joseph – aye; G. Hursey - aye. Motion carried.

Trustee Kenneth Joseph made a motion to approve up to \$750 for the Pool Party event on July 11, 2010 and seconded by Trustee Glenn Loyet. Roll Call. Loyet – aye; J. Hursey – aye; Ahle – aye; Joseph – aye; G. Hursey - aye. Motion carried.

The next Youth Committee meeting will be on June 21, 2010 at 7:30 pm at the Township Office.

AFTER PROM REPORT

None.

PLANNING REPORT

Trustee Gary Hursey reported the O'Fallon Township Planning Commission held a Hearing on Thursday, May 27, 2010 to consider a request for a Zoning Amendment to change the zone district classification of a certain tract of land from "A" Agricultural Industry Zone District to "B-2" General Business Zone District, on the following described property: Pt. of Outlot A of Lyman M. Nichols Assessment Plat No. 3, being Lot No. 6 Pt. of the W ½ of the SE ¼ of Section 27 and Lot No. 7 Pt. SW ¼ of Section 27, Lot No. 1 Pt. of the NW ¼ of Section 34; also Pt. of the SW ¼ of Section 27 and Pt. NW ¼ of Section 34, T. 2n., R. 7 W., of the 3rd P.M., St. Clair County, Illinois containing 12.50 acres more or less. This said request has been made by Steven Ellerbrake. Gary Hursey added the Township Planning Commission voted 3-2 in favor of the development. Since then he has received numerous phone calls regarding this decision.

Cheryl Moody, 9912 Memory Lane, presented a power point presentation "10 Reasons to say NO to the Request to Change the Zoning from Agriculture to Commercial". The presentation outline was as follows:

1. Inadequate notice to property owners
2. Adverse effect on real estate property values
3. Water run off problems
4. Heavy lighting concerns
5. 24/7 use

6. Prime property use for storage (not the best use)
7. Typical locations
8. Others creating ordinances limiting storage units
9. When will we stop
10. Do what I say, not what I do

There were pictures and brief discussions during the presentation in which Moody stated that due to the short notice by the County, the adjoining property owners only had one day to prepare for the Planning Commission hearing

Terry Miller commented on the water runoff problems the development would cause. Chris Rutz stated he counted 23 storage facilities in O'Fallon, Lebanon and Belleville listed in the yellow pages which serve the Scott AFB area.

Bill Woods, Chairman of the O'Fallon Township Planning Commission, stated St. Clair County is supposed to send out the same information the Township receives to all the adjoining property owners. All in attendance denied ever receiving any information from the County. A discussion followed.

Trustee Gary Hursey stated the property is for sale and will eventually be bought for something that could be worse than storage units. A discussion followed regarding the surrounding properties. Stephen Ellerbrake added the City of O'Fallon has the property in question listed as Commercial / Industrial in their comprehensive plan. A discussion followed.

Joe Kalmer stated the front of the property which he looks at is currently a mess and worries what could be put there instead of a nice storage facility.

Stephen Ellerbrake addressed some of the concerns of the residents regarding the proposed storage units. He agreed there was very little time for the adjoining property owners to prepare in a days notice. He stated he followed the guidelines provided by the County. He also stated according to the City's comprehensive plans, the property would not be a single family development due in part to the flight path which also limits the height of any development planned, it is currently planned for commercial/industrial use. Ellerbrake added he was concerned over controlling the water run off and lighting concerns. He also added there would be storage space available for recreational vehicles and boat but all storage would be under a roof. A discussion followed.

Frances Zotz, property owner for 54 years, addressed the Board with her concerns over the water run off and lack of green space.

William Crocker stated he believed the ground to already be commercial with all the surrounding businesses. He does not want it to be residential or a chemical factory but believes the storage units would provide minimal impact on the area.

Edgar Zotz stated he had looked at several storage unit facilities throughout the area and noticed only one house by any of them. There were no lights on the side where the house was located. All others seemed to be within business areas. He also named several other properties for sale which he thought would be a better place for the storage development.

Bill Woods spoke in support of the Planning Commission and informed everyone on the procedures of the Planning Commission.

Trustee Gary Hursey expressed concern over the short notice we received from the County and lack of communication with them. Trustee Glenn Loyet explained the purpose of the Township Planning Commission and how the County will not allow them the same amount of time as the Township to explain their positions. A discussion followed.

Trustee Kenneth Joseph stated that no matter what development goes in they will still have water runoff problems.

After further discussion, Trustee Gary Hursey made a motion not to accept the Planning Commissions recommendation and seconded by Trustee Glenn Loyet. Roll Call. Loyet – aye; J. Hursey – aye; Ahle – aye; Joseph – aye; G. Hursey - aye. Motion carried.

Supervisor Ahle asked Bill Woods to convey to the Planning Commission the Board's thanks for their work on this matter despite such short notice from the County.

TRUSTEES REPORT

None.

TOWN CLERK REPORT

Town Clerk Dave Witter stated he had received notification from the City of O'Fallon that they plan to annex Lots 1 – 13 of Seven Hills Estates Subdivision (approximately 75.006 Acres). This annexation will be presented for first reading at the regular City Council Meeting on Monday, June 7, 2010 and for final passage on Monday, June 21, 2010. Trustee Gary Hursey stated he understood the letter to state they would eventually annex it at a later date. Trustee Loyet and Supervisor Ahle added it would be similar to the Behrens – Carson Dr. area.

SUPERVISORS REPORT

Supervisor Gary Ahle stated he has received a letter from the St. Clair County Community Development Block Grant (CDBG) program stating the Township has been awarded \$60,000 for the Storm Water Drainage Improvements at Behrens and Carson Drive for the Program Year 2010.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A letter was received in the office requesting funds for a Twilight Golf Scramble to benefit the O’Fallon Township High School (OTHS) Endowment fund. Following a brief discussion, Trustee Glenn Loyet made a motion to table the request and seconded by Trustee Kenneth Joseph. Motion Carried.

APPROVAL OF SUPERVISORS BILLS

Town Fund	\$23,559.40
General Assistance	2,824.72

Trustee Glenn Loyet made a motion to authorize the bills of the Supervisor and seconded by Trustee Jim Hursey. Roll Call. Loyet – aye; J. Hursey – aye; Ahle – aye; Joseph – aye; G. Hursey - aye. Motion carried.

PUBLIC INPUT

Trustee Gary Hursey requested legal advise on how to handle next years budget hearings if the Highway Commissioner (HC) continues to raise the levy and the Board does not pass his budget for the next fiscal year. He stated he did not want any surprises if the Road District is shut down for any length of time. Trustee Kenneth Joseph stated he did not appreciate the way the Highway Commissioner left the building after the Road District Budget Hearing. Trustee Gary Hursey stated he should have been present for the payment of the bills of the Highway Commissioner. Supervisor Ahle stated the HC is not required to be present at the meetings, Trustee Glenn Loyet agreed. Trustee Gary Hursey stated at the next meeting, Highway Commissioner or Supervisor’s meeting, he would like to have the attorney present to inform the Board on exactly what will happen if the Road District Budget is not passed so the employees can be prepared. Trustee Jim Hursey stated it is not personal but a business decision. Trustee Kenneth Joseph stated he was concerned over the Road District employees not getting paid if the budget is voted down. Trustee Glenn Loyet added the HC can levy what he wants since the Trustees only certify his levy but they can stop the HC from spending all the money levied. Supervisor Ahle will contact the attorney to research this matter then report back to the Board.

Supervisor Ahle stated Debbie Dawson will be leaving her current position for another job. He is looking at someone to hire in her place. She will be in next week for a couple of days to see if she will work out. If hired, she will be placed on a 90 day probation period.

Town Clerk Dave Witter stated he would like to make a clarification on the annexation regarding the Seven Hills Estates Subdivision to the City of O’Fallon. The notice he received was on the actual annexation and not a pre-annexation. It will go before the City Council and if passed, it will be annexed. The pre-annexation had been done years ago when the sewer lines were installed.

ADJOURNMENT

A motion was made by Trustee Glenn Loyet to adjourn the meeting of the Supervisor and seconded by Trustee Jim Hursey. Motion Carried.

The meeting adjourned at 8:39 p.m.

Respectfully submitted by:

David M. Witter
Town Clerk