

Plan Commission Minutes
April 2, 2015

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, April 2, 2015 at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited and the Petitioner was asked to remain standing to be sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Peggy Cunningham, Andy Mathes, Don Luddeke, Jack Taylor, Mark Davis and Roger Tracy. Also present were: Zoning Administrator Steve Willaredt and Asst City Attorney Laura Andrews. Excused absences: Shirley Howard & Mary Jo Akeman.

MINUTES

Motion to approve the Minutes from the previous meeting (January 2, 2015) was made by Mark Davis and seconded by Don Luddeke. Voice Vote. All ayes. Motion carried.

AGENDA

Motion to approve this evening's Agenda was made by Mark Davis and seconded by Don Luddeke. Voice vote. All ayes. Motion carried.

COMMENTS BY THE CHAIRMAN

The Chair stated to the Petitioner, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, April 21, 2015.

COUNCIL REPORT

Council Chairman Dan McDowell was unable to attend. Zoning Administrator reported that the Kinderhook Crafts located at 823 Niedringhaus and Trinity United Methodist Church located at 2534 E. 25th went before the council and that the council concurred with the board.

PETITIONER: Gary Eberhardt, trustee of the
Gary Eberhardt Revocable Trust
Parcel: 22-1-20-03-00-000-001

The Chair stated the petitioner is requesting to establish a Wetland Bank in an Agricultural District. Zoned A, Agricultural District.

The petitioner, Mr. Gary Eberhardt introduced himself and stated he is requesting to establish a Wetland Bank in an Agricultural District. Since this is not a prescribed use in this district he is request a Special Exemption. Mr. Eberhardt introduced Gregory Dawdy, an Environmental Scientist with TetraTech, Inc. Mr. Dawdy introduced himself and indicated that Tetrattech was the consulting firm assisting Mr. Eberhardt with establishing the Wetland Bank.

Mr. Dawdy indicated that Wetland Banks were established by the Corp of Engineers in the 1990's. There are service areas that consist of credits, different project either buy or sell credit /acres. He explained that large wetland areas obtain credits by enhancing the acreage with grasses, trees and etc. to preserve the area and the wildlife.

Discussion on this project as to whether the cartage will cease to be farmed. The farming will stop according to Mr. Dawdy once the project is approved by the Corp of Engineers. The acreage will be enhanced to provide tall prairie grasses, foliage and woodlands and will become a preserve. Mr. Dawdy related that the wetlands will vary from a few inches deep to several feet deep. The level can be controlled with water control structures and drained to Long Lake and Horseshoe Lake. The lowest elevation being 412 and the highest in the area is 428. Tetatech will be the monitoring agency in control of the water levels.

This parcel is the lowest in the area. The water control structures will ensure that the wetland will not disperse onto neighboring properties. They will try to mimic nature. It could possibly drain the wetland and allow them to refill naturally. Credit are sold which may take 5 to 25 years and when this is done Mr. Eberhardt can transfer it to another entity.

Mr. Dawdy indicated that there are several steps that must take place. The first is a Condition of Use permit and file a perspective with the Corp of Engineers, to indicate that this is a viable project. Once that is done a Banking Instrument and the Corp schedule that can take up to 300 days to get approval. Then there is a Banking Review Board consisting of Illinois E and R and local boards. This must be set up ahead of time to get approval. There is a five years monitoring period to prove to the Corp of Engineer that is a viable project.

The Corp will usually allows 20% of the credit to be sold per year. The watershed is from Bunker Hill to south of Columbia. Called the Huck Finn.

Discussion continued regarding the storm water runoff and there is any interaction. Mr. Dawdy indicated that the retention portion will take care of that and some water will leave but not all due to evaporation and etc. This is not just a pond, it will be vegetated, grasses, flowers, not one large body of water. There is no way to know that except by what they submit to the Corp of Engineer and the Banking Review Board. The monitor of the project is Tetrattech that will submit quarterly reports to the Corp of Engineers.

Mr. Eberhardt explained that this is a very lengthily and expensive process that might take one to two years before approval. Mr. Eberhardt commented that he feels that this a very worthwhile project that can also benefit the City. When Morrison Rd. was closed an new road had to be built and the City had to buy credits to allow this project to move forward. Once Mr. Eberhardt recorded as a legal document it is protected and stays on the deed forever.

Mr. Joe Juneau introduced himself and related that where this may go. There are other agricultural lands that might want to pursue this endeavor and there is no particular use in the Zoning Ordinance for this use. That is why Mr. Eberhardt is trying to achieve this tonight. In the Morrison Road there will be two

large retention basins and will work in conjunction with these wetlands. Coordination with Nameoki Township and the railroad. Coordination with surrounding municipalities must be in agreement.

The Special Exemption Permit only allows one year to complete the project. Mr. Eberhardt in petitioning this request is also asking for a two (2) years allowance since the process with the Corp of Engineers is so lengthy.

There were no further comment for or against this petition.

MOTION by Jack Taylor and seconded by Roger Tracy to approve the petition of a Special Use in an Agricultural Zoned District for a Wetland Bank.

Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None Voiced.

UNFINISHED BUSINESS

None voiced.

A **Motion** to adjourn was made by Jack Taylor and seconded by Andy Mathis. Motion carried.

Respectfully submitted,

Steve Willaredt

Administrator,
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: April 2, 2015

PETITIONER: Gary Eberhardt, trustee of the
Gary Eberhardt Revocable Trust
Parcel ID: 22-1-20-03-00-000-001

MOTION by Jack Taylor and seconded by Roger Tracy to approve the petition of a Special Use in an Agricultural Zoned District for the purpose of a Wetland Bank.

ROLL CALL VOTE:

John Janek	Yes
Mark Davis	Yes
Jack Taylor	Yes
Peggy Cunningham	Yes
Don Luddeke	Yes
Andy Mathis	Yes
Roger Tracy	Yes

All ayes. Motion carried by unanimous consent.