

MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON July 10, 2023

The meeting was called to order by Hicks at 7:00PM.

Roll call was taken: **Present:** Hicks, Gaitsch, Lutz, Youngs, Pittman

Hicks asked if there were any additions or corrections to the minutes from June 12, 2023 Planning Commission meeting. There were none. A motion was made by Youngs and seconded by Lutz to approve the minutes of the June 12, 2023 meeting minutes. **Motion carried.**

Hicks asked if there were any citizens to address the Planning Commission. There were none. Hicks asked if there were any corrections or deletions to the agenda. There were none.

**PETITIONS:**

**P-23-07-01** Review and Comment on an Annexation Petition by Dennis Brand for 27.76 acres at the east end of Covington Drive abutting Remlok Subdivision part of Parcel No. 08-19-100-002-000 and part of Parcel No. 08-19-200-002-000.

Dennis and Virginia Brand was present to represent the petition. Dennis stated that the proposed annexed area will be (R-1) single family residential with 19 lots that connects to Covington Drive in Remlok Phase 2. Dennis also stated that the preliminary plat for Phase 6 will be ready soon. Lutz asked why only annex phase 6 and not the entire property. Mr. Brand stated that's what they have done in past. Hicks commented that the proposed annexation is good land use.

**Recommendation: A motion was made by Gaitsch and seconded by Pittman for a favorable recommendation for the Preliminary Plat for Remlok Phase 6.**

**Old Business:**

Review and Comment on updates to the 2018 Comprehensive Plan (ward 1).

The Planning Commission focused on Ward 1 area. These were the areas that were discussed:

1. Future Land Use around the future Country Club Road extension which would eventually connect with East Rose Lane. Does the future road include a bike path?
2. Future Land Use North of Northwinds subdivision.
3. The farm field west of Route 3 between Illinois Avenue and Gall Road where there is potential for Columbia Avenue to cross Route 3 and a frontage road.
4. Does the plan have enough green space? Is there a ratio of parks required per acres of development? Pittman mentioned that O'Fallon, IL has great parks.
5. The Planning Commission found small errors in the current color shading and the Commission was seeing if it would be possible to change the colors to reflect the same colors as the current zoning map.

**COMMENTS:** None

**Motion to adjourn the meeting at 8:18 PM was made by Gaitsch and seconded by Lutz. Motion carried.**

Minutes submitted by Nathan Krebel