

**Jo Daviess County Planning Commission/Zoning Board of Appeals
Minutes for Meeting
At the Courthouse-7:00 PM
November 13, 2014**

Call to Order: Mel Gratton called the meeting to order at 7:00 p.m.

Roll Call Present:

Planning Commission:

- ✓ Melvin Gratton
- ✓ Nick Tranel
 Laura Winter
- ✓ Ron Mapes
- ✓ Gary Diedrick
 Jody Carroll, Alternate

Staff & County Board Members:

- ✓ Steve Keeffer, Highway Engineer
 Matt Calvert, JDC Health Dept.
 John Hay, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- ✓ John O'Boyle, JDC Board Member

Approval of Minutes: A motion was made by Nick Tranel to accept the October minutes. Seconded by Ron Mapes Voice Vote: All Ayes

Mel Gratton swore in all who might want to testify on any request this evening.

New Business

James B. Vincent Trust, Mary M. Vincent (Trustee), (address: PO Box 685, Warren IL), and Sarah Newton (Trustee), (address PO Box 319, Galena IL), owners, and, Arc Design Resources, Inc. (address: 5291 Zenith Parkway, Loves Park, IL 61111), requesting an amendment to Special Use Permit 14-36 to allow for changes in the site plan in a Commercial District. Common Location: 10850 & 10862 US Route 20 West, Galena

Staff Report

- Linda Delvaux commented that staff reviewed the new information; Steve Keeffer met with Ryan Swanson, West Galena Township Road Commissioner Dan Cole, and adjacent landowners at the site.
- Steve Keeffer commented that he thought the meeting was very positive with information and that people understood when it was done.

Ryan Swanson, representing ARC Design

- Asking for an amendment to the Special Use. I have a slideshow with pictures and information to show. The concern previously was with the grades and the accesses onto the property. The changes are that the building now faces Highway 20 versus Red Gates, there is one driveway versus two, the two retaining walls have been removed – the drop from Highway 20 to the site is about 8 feet and sloped. The berm will be maintained as previous, added more trees to the rear of the building to soften the view coming up Red Gates to Highway 20. The pump station will be in a line now. The driveway entrance will be an approximately 6.5% grade versus an 8-

9% grade previously. The water from the underground collection will be piped down the ditch down to the 2nd basin at the bottom. The ditches will have ditch checks to collect and slow the water down to limit the amount of erosion down the ditch way. Showed a model rendering in 3D of grading around the building.

Gratton asks about the detention area

- Ryan indicated the storage tanks will hold 110,000 gallons and the control will be at the top to slow the water down and help with erosion control all the way to the bottom.

Diedrick asks how you determined the size of the tanks and how much would that be in a certain time period.

- Ryan indicates that the engineers used a 100 year flood and several rain events within that as well to determine amount of storage needed. This would probably be a 7 inch rain within a 24 hour time period. The water would be collected and would have a controlled release.

Gratton asks about the discharge, the collection tanks, and the other areas of the property

- Ryan indicates that the discharge will be from the paved area and from the buildings to the detention area. The other areas of the property will be vegetated with grass and meadow like prairie. The plateau area that will be created will have the runoff toward the catch basin near the bottom.

Gratton asks what type of traffic they are looking for

- Ryan indicates that they gear more towards light truck and car traffic.

Public Testimony

Phil Schuler, 11638 W Cross Road, Galena Twp Trustee

- Concerns are water runoff – need to protect the roads and the resident at the bottom – Turpin. If there is a problem later what happens for Turpin.
 - Ryan indicates that Casey’s will own the property and will work with neighbors, they will not create more of a problem with water, just maintain what is there. Time frame is to stabilize and create the catch basin at the bottom to catch what goes on during construction, then get the middle section of property developed, then work at the building site. Will check with corporate on water issues and what they will do.
- Concerned with the tube at the existing entrance and if that has been paid for. Also you do not get many cars from the stop light to where the entrance will be, this will back up traffic in that area and you do not get many cars through that light when green.
 - Ryan indicates that they have talked to Brent Hassenauer with IDOT and they will be out to adjust the light during construction as well as after completion.
- Maybe they could have a turn lane for cars turning right on red and add striping for the lanes. Casey’s is a good brand and convenience store.

Gratton asks the distance from the entrance to the stop light.

- It is about 210 feet.

Tom Richardson, 12482 W Cross Road, Galena

- Concerned about the setback for the snow removal from Highway 20 to this property. Are they going to offer E85, the closest is either Dubuque or Platteville?

- Ryan will inquire with Casey's to see if that is an option. There is 50 feet of curb line beyond the right-of-way for snow placement.
- I would think that it would be an advantage to get the diesel for the larger truck market to keep the tax revenue here and not have people going to other places.
 - Ryan states there will be diesel, just not the high speed flow pump a larger truck would need to fill quicker.
- Concerned about entrance into Casey's thinks that there should be a left hand turn lane into Casey's because the traffic will get congested at the stop light.
 - Ryan indicates that the turn lane is designated by the state highway and this would not warrant for a turn lane.
- This is similar to the traffic at the intersection of Cedar Cross road in Dubuque, Iowa, with a steep grade.

Stan Turpin, 11029 Red Gates Road, Galena

- Concerned about the water issue and wondering if they could pipe the water from the end of the detention to the creek.
 - Ryan indicates that we could look at that, but we would need an easement to cross your property.
- Asked if making berms on the back area would help direct the water
 - Ryan indicates that it would make it steeper to try and make it that way and the water would flow faster.

Public Testimony Closed

Discussion:

Gratton asks time frame for project

Ryan indicates that pending this amendment, close on the parcel, IDOT review, building permitting, we are looking at construction in the Spring and a typical site would take about 4 months, this would take a little longer with the grading of the property.

Gratton asks Steve Keeffer if traffic will back up at the stop light

Steve Keeffer indicates that you will get about 4 to 5 cars between the entrance to Casey's and the stop light. There are many things such as adding right turn lane that could be done, but still may get the backup due to the distance from the stop light. If there was a left turn lane there may be storage back up issue, if there was a right turn land off Red Gates that may help.

Steve Keeffer indicates that Casey's will be upgrading the area from Highway 20 down just past the entrance to Casey's so they will not have to deal with road postings in the spring.

Ryan confirmed that will happen.

Diedrick asks if we can discuss the road traffic issues, since we already approved the request.

Gratton states that if we approve the amendment then that changes what they previously requested.

A motion was made by Diedrick to recommend approval of the amendment to Special Use 14-36 as presented in the site plan stating:

The standards have been met.

Seconded by Tranel

Further Discussion:

Mapes asks about the protection for the neighbors.

Gratton states that they have the plan and if make it as presented it should be less of a problem with water; it shouldn't create more of a problem. If there is then the owners need to correct.

Tranel states the ingress and egress were a concern previously, but this is a better plan with a better access.

Diedrick asks if the adjacent landowner has a concern who he goes to

Gratton states that if it is Casey's causing it I would think they would have due diligence to correct.

Ryan commented that he will talk with corporate to make aware of the situation.

Special Use standards have been reviewed and met

Roll Call: Nick Tranel – Aye
Gary Diedrick – Aye

Ron Mapes – Aye
Mel Gratton– Aye

Reports and Comments:

Planning Commission/Zoning Board of Appeals Meeting will be held Tuesday, December 16, 2014

Zoning Ad Hoc Committee Meeting December 8, 2014 at Hanover.

Please review the calendar for meetings to be held same 4th Wednesday of the month except for November and December 2015 which would be the 3rd Wednesday of the month.

Tranel made a motion to adjourn at 8:30 PM. Mapes seconded. Voice Vote: All Ayes