

SPECIAL MEETING OF THE MACOUPIN COUNTY BOARD

MINUTES

JUNE 24, 1997

A Special meeting of the Macoupin County Board was called to order Tuesday, June 24, 1997 at 1:00 p.m. The meeting opened with the Pledge of Allegiance to the Flag. There were twenty-two members present and five absent. Denby also announced there would be a short Circuit Clerk's Committee meeting in his office at the conclusion of the Special Board meeting.

Chairman Denby explained the purpose of the special meeting was to arrive at a consensus of the Board regarding control of the growth in Macoupin County.

Motion by Mitchell, seconded by Harding to seat Payne and change the count to twenty-three present and four absent. All in favor, motion carried.

Craig Bussmann, Public Health Department, discussed the situation of issuing private sewage permits for new dwellings. Growth is so rapid that permits have increased to over 600 annually, the majority in the southern part of the county. The major problem is that these homes are built and roads constructed without the County's knowledge. It is difficult bringing everything into compliance after the fact. Requirements should be established prior to construction so that homeowners are aware of County specifications before any construction begins. Otherwise, home builders may be unknowingly violating provisions of the Plat Act and other laws.

Larry McDaniel, Supervisor of Assessments, addressed the Board next. He provided a copy of the Macoupin County Subdivision Ordinance to all Board members. McDaniel feels a building permit should be required prior to any construction and that regulations for land use are necessary.

Vince Moreth, States Attorney, expressed concerns about rapid growth in certain areas of the County. There is additional concern about deeds being recorded in error by not having the seller execute an affidavit stating they are not in violation of the Plat Act. The County should establish a permit so that builders know what is expected of them.

Mike Renner, Macoupin County Engineer, stated the Board is required to approve drainage and access to County Road Plan. Granting variances after the fact results in the County being responsible for maintenance of roads that were not built to any standard. Requirements should be established in advance to avoid problem situations.

Payne, Chairman, Planning and Subdivision Ordinance Committee, stated that the problem is not with contractors and developers who come to the County in advance, but with people who just build and then things have to be brought into compliance after construction. The Committee is looking for direction from the Board in reference to: building permits, Plat Act affidavit requirements, and

a nuisance ordinance for Macoupin County. Another issue which drew much discussion was the enforcement of these ordinances and fees for violation.

Beverly Bertagnolli discussed the Nuisance Ordinance in Bunker Hill and how it is enforced. Morgan provided Denby with a copy of the Planning and Zoning requirements in Staunton, which have been in force for about a year.

Pomatto suggested a show of hands of Board members who will support the Committee and return this difficult issue back to them for additional work with emphasis on: Building Permit, Nuisance Ordinance, and Plat Act Affidavit. The vote was unanimous. The Committee will report back to the Board at a future date.

Motion by Payne, seconded by Mitchell, to adjourn at 2:00 p.m. All in favor, motion carried.