

**MCHENRY COUNTY REGIONAL PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 8, 2007**

Call to Order

The meeting was called to order at 6:05 p.m. by Chairman Eldredge.

Roll Call

Commissioner's Present: Charles Eldredge, Chairman; Dennis Dreher, James McNutt, Ronald Bauman, Jerry Davenport, Frank Harrison, Craig Hubert, John Jung, Jr., Nancy Schietzelt, C. William Swenson and RB Thompson

Commissioner's Absent: James Coughlin, Timothy Culbertson and Jeremy Shaw

Staff Present: SuzAnne Ehardt, Maryanne Wanaski, Matthew Hansel and Cindy Sassaman

Minute Approval

Motion by Mr. Swenson, seconded by Ms. Scheitzelt to approve the minutes of January 11, 2006. Mr. Dreher noted that a discussion should have been included in the minutes regarding moving forward with the LEAM team and the Commission requesting additional time to try the website and defer this item to the next meeting. The motion carried with a unanimous voice vote.

Public Participation

Jason Osborn, from the McHenry County Department of Transportation was introduced to the Commission.

Director's Remarks

Ms. Ehardt commented that subcommittee minutes would be handed out at a later date and to remember that minutes are not a transcript. Major points and actions taken during a meeting will be reported in the minutes.

Ms. Ehardt announced March 2nd as the "save the date" for the Water Resource meeting. Dennis Dreher will be speaking at this meeting and Ms. Ehardt will sit on a panel discussion in the afternoon. There will be discussion on water resources, stormwater management and conservation designs. She did not want the Commissioner's to feel that they cannot attend since one of the Commissioner's is speaking. Everyone may attend as long as Planning Commission business is not conducted. The meeting will be held at the Glacial Park Lodge from 9:00 a.m. to 2:30 p.m. and is co-sponsored by the County Board and directors of MCCD. Lunch will be provided.

Ms. Ehardt also mentioned that County Board Member Tina Hill is holding a town hall meeting at Woodstock High School that night. There will be a speaker from CMAP present at the meeting. Commissioners were encouraged to attend after this meeting if time permits.

Presentations

Imagine McHenry County – Mr. Austin, County Board Administrator introduced Larry Saxe. Mr. Saxe gave a brief review of the history of Imagine McHenry County also provided in the PowerPoint presentation which is attached. There was discussion on the Imagine McHenry County Survey. Mr. Austin explained that the County Board invested in this project because they felt the data that was collected would be very helpful. After reviewing results of the survey the Commission requested a hard copy of the survey and asked if the results could be made more readable.

Old Business

LEAM Discussion – Some Commissioners reported they could not access the LEAM website from home. Mr. Dreher explained that in his past experience, he feels the information would be very helpful and would recommend that staff create a scope of work. He has also been in contact with various people regarding different ways to fund this project.

Mr. Davenport noted that MCDOT is using GIS and predicting transportation modes. He asked what is the most recent land use available. Ms. Ehardt reported that in approximately 6 weeks the assessor will have the 06' land use available.

Mr. Osborne indicated they would use information from NIPC. The southeast and southwest region studies would be presentable by June. The base year used on these studies is 2005. It was asked if LEAM would be helpful to the MCDOT studies. Mr. Osborne thought it would be interesting to see how the models compare. Their major focus is to test out the scenarios by the end of the year.

Mr. Hubert feels that the Commission should utilize LEAM and the Civiltech model and any other information from MCDOT that is available. Ms. Scheitzelt would like the Commission to utilize the LEAM program.

Mr. Harrison voiced his concern with the use maps and not considering existing zoning. He questioned if LEAM incorporated zoning and economics into their scenario. Ms. Wanaski said yes it was possible, however, zoning can be changed. Mr. Harrison noted that the only reason for farming on E-1 zoned property is because of taxes. He would like to see these types of information included in the scope of work with LEAM.

Mr. Thompson wondered if the scope of services would be redundant with the work that has been or will be completed by MCDOT.

Mr. Davenport is hesitant to rely on LEAM since it is not a parcel based model. It is his opinion that the Commission has a better chance with MCDOT's program. He is a strong believer in overlays.

Mr. Hubert felt the Commission should take advantage of this program.

Mr. Eldredge noted that he cannot address Mr. Davenport's concerns without a scope of work.

Mr. McNutt was uncomfortable spending six figures without a scope of work and not knowing total cost and turn around time.

Mr. Dreher mentioned that we are not sure of the capabilities. Staff could work with the DNR and determine the ranges and capabilities and report back to the Commission at the next meeting.

Mr. Thompson asked what choices are available; parcel based, zoning, economics. And, what is the cost for each? He would like to see a menu to choose from and find out if the information could be updated annually.

Mr. Dreher asked if there are any fallback capabilities. What would the Commission utilize if LEAM is not used? To answer Mr. Dreher's question, Ms. Wanaski mentioned that a consultant could also be used. The Commission felt they would not receive as much information based on the cost of a consultant.

The Commission directed staff to interact with LEAM and bring back information to the next meeting.

Goals and objectives: The goals and objectives of each subcommittee were handed out. The Commission was reminded that these are works in progress. They were advised to take them home and review. Be prepared at the next meeting to review to make sure we are headed in the right direction. Staff is looking for a consensus so goals can be forwarded to the Planning and Development Committee.

Subcommittee Reports

Agriculture - The subcommittee is scheduled to meet March 28th at 7:00 p.m. with the voting members of the Farm Bureau.

Communications – They worked on strategies, how to get the word out to the public, rapid press release, website press release, developing a newsletter, publishing information in the Northwest Herald, producing mailing lists and list serve, and also tagline-slogan ideas. Mr. Dreher also mentioned this subcommittee is a clearing house for press inquiries and general communications about the Planning Commission. It was requested that Mr. Jung attend this meeting in order to relay communications to the County Board.

Community Characteristics - Has provided Goals and Objectives.

Economic Development – Mr. Harrison explained that the subcommittee felt the County was too large to consider as a whole; therefore, the subcommittee is

looking at dividing the County into zones. He noted that Marengo-Riley could be one zone due to existing uses. They will be meeting with open space and environmental/natural resources subcommittee. There will be a focus on certain businesses and where they should be located.

Water Resources - The subcommittee is focused. They will determine what is out there, identify issues and develop priorities. The next 3 meetings will be about water quality. Ed Collins will be speaking at the February 22nd meeting. Larry Thomas from Baxter and Woodman will be speaking on stormwater, no date has been set.

Infrastructure – Mr. Culbertson was ill. No report.

Intergovernmental Coordination - Mr. Davenport reported they are fine tuning the process. They are preparing a questionnaire and letter. They will arrange to meet with each municipality and for those who do not participate; the subcommittee will go to them. After they meet, a report of the findings will be distributed. Mr. Shaw is drafting the letter.

Open Space & Environmental/Natural Resources – Ms. Scheitzelt mentioned a good deal of feedback on Natural Resources was received.

Members Comments

Mr. Harrison asked if the Commission could work on a working definition of “Natural Resources”. Ms. Scheitzelt noted that there is a definition in the Natural Resources Inventory Report.

Ms. Ehardt requested that each Subcommittee Chairperson prepare a brief on each subcommittee by February 21st and email it to staff.

Ms. Wanaski stated that once goals and objectives are complete, staff will create a matrix to see where overlaps exist. She estimates 10-12 comprehensive goals might be an option for the Commission to consider.

Mr. Harrison requested that a county map is provided so Commissioners could delineate where they felt “zones” are located.

Additional Public Comment

None.

Adjournment

Mr. Dreher made a motion, seconded by Mr. Bauman to adjourn the meeting. All members present voting aye. Motion carried.

Meeting adjourned at 7:50 p.m.