

# Mascoutah Planning Commission

February 18, 2015

7:00 p.m.

## Regular Meeting Agenda

**PUBLIC HEARING – (PC 15-01)** Text Amendment to Unified Land Development Code, Article V. District Regulations, Division 3. “RS-8,” Single-Family Residential District, Section 34-5-23. Conditional Uses. Petition is a request to add “duplex” as a Conditional Use in a RS-8, Single-Family Residential District.

1. Call to Order
2. Roll Call
3. General Public Comment
4. Amend Agenda if necessary

5. Minutes – December 17, 2014

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6. Commission Business

### A. Action Items

1. **PC 15-01– Text Amendment to Chapter 34 Unified Land Development Code, Article V. District Regulations, Division 3. “RS-8,” Single-Family Residential District, Section 34-5-23. Conditional Uses.**

(Page 4 to Page 14)

Description: Planning Commission review of a text amendment to add “duplex” as a Conditional Use in a RS-8, Single-Family Residential District.

Staff Recommendation: Commission Denial

2. **PC 15-02 – Ace Hardware – Major Site Plan and Architectural Review for a Warehouse/Distribution Facility at the southeast corner of N. Market and E. Church Streets (rear of 101 E. Main Street)**

(Page 15 to Page 27)

Description: Planning Commission review of a Major Site Plan and Architectural Review for a warehouse/distribution facility at the southeast corner of N. Market and E. Church Streets.

Staff Recommendation: Commission Approval

**3. PC 15-03 – Preliminary Plat for Chief View Estates**

(Page 20 to Page 30)

Description: Planning Commission review of a preliminary plat for Chief View Estates located at the southwest corner of N. 6<sup>th</sup> Street and Fuesser Road.

Staff Recommendation: Commission Approval

**B. Review Unified Land Development Code, (Chapter 34), Mobile Housing Code (Chapter 23) and Building Codes (Chapter 6)**

7. Miscellaneous

8. Adjournment

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