

**CITY OF MASCOUTAH
PLANNING COMMISSION
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

JUNE 18, 2014

The minutes of the Regular Meeting of the Planning Commission of the City of Mascoutah.

PUBLIC HEARING – 7:00PM

**REZONING APPLICATION FOR 8.8 ACRES NORTH OF INTERSTATE 64 AND
WEST OF ILLINOIS ROUTE 4 FROM GENERAL COMMERCIAL (GC) TO
MULTIPLE-FAMILY RESIDENTIAL (RM)**

Chairman opened the hearing and gave the floor to staff for their report.

Assistant City Manager Lisa Koerkenmeier stated that the rezoning process requires a public hearing before the Planning Commission. The legal notice was published and notices sent to property owners within 250' of the subject property.

Koerkenmeier stated that the applicant, Barry Hayden/Plaza 23 LLC, is the property owner of a 34.47 acre parcel located in the northwest quadrant of Interstate 64 and Illinois Route 4, north of Hayden Drive and west of Beller Drive. Mr. Hayden is requesting the north 8.8 acres of this parcel be rezoned from GC, General Commercial to RM, Multiple-Family Residential.

Koerkenmeier presented a slide show with pictures, project summary, key factors for Commission members to consider to rezone property and staff's recommendation to deny the rezoning. She explained that the property is designated as Commercial on the Comprehensive Plan Land Use Map, and the two roadways within the existing development were constructed to commercial street standards. The City desires to keep the property and this intersection for commercial development and created a business district to help Mr. Hayden.

Originally Mr. Hayden proposed a 13 acre plot to rezone to RM in the west portion of the property. City staff suggested going to the north to avoid taking up primary frontage along Hayden Drive with apartments. Staff explained how the ground is too valuable on Hayden Drive to rezone RM. Koerkenmeier stated that staff will provide comments to a proposal, but ultimately it is the applicants decision what request to bring forward. Some Commission members seemed to think the west might have been a better choice during some of the discussion.

The applicant took the floor for questions and comments. He stated he still has room for a big box. Mr. Hayden also made the commission aware that the business district tax has not been used. Chairman asked what he still owned. Hayden said he sold the apartments in October. They are 100% occupied and there is a need for more apartments. He still is owner of the gas station and hotel and stated that the Best Western is doing very well.

His intentions are to keep the proposed apartments for a while which consist of 144 two bedroom townhomes with all brick fronts and a pool and playground. Mr. Hayden also made a comment

about the \$800,000 in just water and sewer tap fees the City would get if approved. Thompson stated that the existing apartments are not appealing at all. He agreed and stated he was not allowed by the City to upgrade them like he had wanted to.

Commission asked if there will be competition between the two sets of apartments. Mr. Hayden said he does not see a problem and will not go crazy with building at first. He will do it in phases and believes it is not hard to find people with good credit to rent to.

Commission also asked about traffic problems at RT 4 and Hayden Drive and staff commented that they see no problem. A preliminary review by IDOT resulted in a comment from the access permit division that the apartments would generate much less traffic trips than commercial development.

Mr. Hayden said that fast food places are in the process between the gas station and RT 4 and also south of Hayden Drive. He also commented that he has been working on getting a big box for 8 years and they ask where are the rooftops and people. He tries to tell them that people come from the East and this intersection would be the first thing they see.

Commission members were asking about the concept plan and Koerkenmeier stated that the rezoning request is the only thing we are reviewing at this time. The question at hand is do we want to change the zoning or leave it the way it was intended for commercial use. Chairman reminded the commission that we are limited to how much commercial development could be built around the RT 4 interchange.

Mr. Hayden also talked about the surrounding areas and the mixed uses we are finding everywhere in Illinois and in Missouri. He commented that the gas station across the street took 50% of his retail business and 60% of his gas business. He stated that he needs food on my side of the street to draw the business over.

Some commission members stated if we don't follow our own Comp Plan then why have it.

Mr. Johnny Knobloch and Rebecca Rehberger spoke in favor of the project and questioned the benefit of utilities from the new apartments. They also stated that it is nice to build big, but it could take a long time. If he wants to spend money, let him.

Ms. Koerkenmeier stated that utilities from the proposed apartments have not been estimated since it is unknown how many and what type of units would be built. She reiterated that although Mr. Hayden submitted a concept plan with the rezoning application, he was not required to, and if the property was rezoned to RM, anyone could build the maximum number of apartments allowable under the present RM District. The review of the concept plan and the type of construction for the apartments is not part of this request this evening.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:45 PM

CALL TO ORDER at 7:46 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members Charles Lee, Jack Klopmeier, Glenn Shelley, Rich Thompson, Bruce Jung, Darren Goodlin, and Chairman Ken Zacharski were present.

ABSENT

No Commission members were absent.

ALSO PRESENT

Assistant City Manager Lisa Koerkenmeier, Deputy City Clerk Melissa Schanz, Councilman Paul Schorr, Mr. Hayden, Mr. Knobloch and Ms. Rehberger.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT

None

AMEND AGENDA

There was no need to amend Agenda.

MINUTES

Lee moved, seconded by Klopmeier, to approve the minutes of the March 19, 2014 Planning Commission Meeting.

PC 14-04 – REZONING OF 8.8 ACRES NORTH OF INTERSTATE 64 AND WEST OF ILLINOIS ROUTE 4 FROM GENERAL COMMERCIAL (GC) TO MULTIPLE-FAMILY RESIDENTIAL (RM).

Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION

Goodlin moved, seconded by Klopmeier, that the Planning Commission approve the rezoning request for 8.8 acres located north of Interstate 64 and west of Illinois Route 4 from GC, General Commercial, to RM Multiple Family Residential, subject to the amended Findings below.

FINDINGS FOR APPROVAL – Planning Commission Version

ZONE CHANGE: 8.8 Acres North of Interstate 64
and West of Illinois Route 4

DATE: June 18, 2014

FINDINGS: The Mascoutah Planning Commission, pursuant to the applicant's initiated Zone Change for the tract of land described, and after considering the effect of the requested use on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The proposed zone change is compatible with surrounding uses and the zoning of nearby property.
2. The rezoning application is consistent with good general planning.

3. The proposed zone change does not create land use compatibility problems with adjacent uses and is compatible with surrounding uses.
4. The proposed zone change is deemed desirable to promote the general welfare of the City.

THE MOTION BY ROLL CALL

Charles Lee nay, Jack Klopmeier aye, Glenn Shelley nay, Rich Thompson aye, Bruce Jung aye, Darren Goodlin aye and Chairman Ken Zacharski nay
4-ayes, 3-nays

MISCELLANEOUS

Koerkenmeier stated that staff is moving forward with a complete re-write of Chapter 34, the Unified Land Development Code. A packet to review the Planned Use concept was distributed to the Commission. Future meetings will be held to review these major re-writes.

ADJOURNMENT

Lee moved, seconded by Thompson, to adjourn at 8:09 p.m.