

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

DECEMBER 17, 2014

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

PUBLIC HEARING – 7:00PM

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

Lisa Koerkenmeier gave an overview and history of the proposed rezoning. The request is to rezone 12.4 acres of property from GC, General Commercial, to RS-8, Single-Family Residential, to accommodate the Brickyard Community residential development. The Final Plat for the development was reviewed by the Planning Commission and recommended for approval, and the City Council approved the Final Plat in May 2013. The Final Plat consists of 175 lots to be developed in two or three phases. The development includes two sections; the Homes at Brickyard (134 single-family units) and Brickyard Lake Estates (41 single-family units). Phase 1 improvements are under construction; primarily water, sanitary sewer and storm water detention. Street construction will occur next spring.

Lee asked if there is a hurry to rezone this property. Koerkenmeier stated the rezoning should have been approved prior to the final plat approval, but apparently there was some confusion among the developer and staff that the rezoning had been completed several years ago when the subdivision was originally proposed. Phase one which has been platted and improvements initiated, is not affected by this rezoning, but phase II & III will be. Lee also made a comment that the developer should have been present for this hearing. Chairman Zacharski agreed.

Koerkenmeier also made the commission aware that 58 notices had been sent to nearby property owners, and no comments were received.

During public comments Phyllis McNeil asked about the phasing of the project and also the traffic on South 6th Street. She also had concerns about DMS work hours at their facility and also traffic issues once the road leading out of the subdivision is constructed.

Phases II and III will begin when the market is there for additional single-family lots.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:24 PM

CALL TO ORDER at 7:25 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT - NONE**ALSO PRESENT**

Administrative Assistant Melissa Schanz, Assistant City Manager Lisa Koerkenmeier, Code Enforcement Official Danny Schrempp and Councilman Paul Schorr.

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 Thompson, to approve the minutes of the November 19, 2014 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
6-ayes, 0-nays

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

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

MOTION

Thompson moved, seconded by Shelley that the Planning Commission approve the rezoning request for 12.4 acres located east of South 10th Street and north of the former L & N Railroad line, from GC, General Commercial, to RS-8, Single-Family Residential subject to the Findings attached.

THE MOTION BY ROLL CALL

Charles Lee nay, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
5-ayes, 1-nay

PC 14-08 – AMENDMENTS TO PRAIRIE LAKES PARK MASTER PLAN

Koerkenemeier stated that the Prairie Lake Park Master Plan was adopted by the City Council in June 2008 and amendments are proposed to expand the descriptions of the various project components and to re-estimate project costs. This will allow staff to more efficiently apply for various grants and secure funding sources for park improvements. A draft of the amendments to Prairie Lake Park Master Plan was presented to the Parks and Recreation Committee on October 8, 2014 and approved by the Committee.

There was no further discussion.

MOTION

Lee moved, seconded by Klopmeier that the Planning Commission approve the amendments to the Prairie Lake Park Master Plan.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
6-ayes, 0-nays

WORK SESSION

Planning Commission continued reviewing the existing zoning districts and discussed which uses should be permitted by right, planned use or by conditional use permit.

MISCELLANEOUS

None

ADJOURNMENT

Lee moved, seconded by Thompson, to adjourn at 8:10 p.m.