

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

JULY 16, 2014

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

CALL TO ORDER at 7:00 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT

Commission members Darren Goodlin and Rich Thompson were absent.

ALSO PRESENT

Assistant City Manager Lisa Koerkenmeier and Code Enforcement Official Danny Schrempp.

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 Shelley, to approve the minutes of the June 18, 2014 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

**PROCESS TO REVIEW AND ADOPT UNIFIED LAND DEVELOPMENT CODE,
(CHAPTER 34), MOBILE HOUSING CODE (CHAPTER 23) and BUILDING CODES
(CHAPTER)**

Koerkenmeier reviewed two sections proposed to update the Unified Land Development Code (Chapter 34); the Planned Use Overlay District and a modified Planned Unit Development Zoning District which would take the place of the Planned Development Procedure (PDP) and "PDP Residential 8.1" Single-Family Residential District in a Planned Development in the current code.

She stated that Planned Use is an overlay district. The land still has an underlying conventional zoning district; i.e. General Commercial, Light Industrial, Multiple-Family Residential, and the use regulations or other regulatory provisions apply of the underlying district, except as specifically adjusted for a particular development. Koerkenmeier explained that modifications may be requested by the developer from setbacks, lot size, lot coverage of the underlying districts, or other sections of the code such as parking or signage requirements. She stated that creating an overlay district allows more consideration to be given to surrounding properties and uses when reviewing a site plan for a singular project and results in better planning for frontage roads, highway access, regional detention areas, and properly sized utilities. Koerkenmeier added that the 2008 Comprehensive Plan recommended adopting a Highway Corridor Overlay District to better control how land was developed along major highways to prevent sprawl and stripping out major highway corridors with individual developments each having their own access point, parking lot and detention area. She explained that the planned use concept would accomplish this by applying it to properties within a certain distance of major highways; IL 4, 177, 161. Staff would recommend that the planned use also be triggered by a particular use in a zoning district, if a project involved two or more buildings proposed on one lot, or if the project includes a large structure of 20,000 SF or more. If adopted, the zoning districts would include three types of uses instead of the current two: 1) permitted uses, 2) conditional uses, and 3) planned uses.

Koerkenmeier stated that the proposed PUD District is a conventional zoning district which one can apply for when 1) more than one land use is proposed for development on a single parcel in which each use is taken from two different zoning districts, 2) different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for a development on one or more adjacent parcels under single or separate ownership, or 3) when an exception or variation from the size, setback, frontage, density, uses or other standards that are required in other zoning districts permitting the same uses are being proposed as part of a development plan. She explained that the uses permitted in a PUD District are limited to the uses designated as permitted, conditional, planned and accessory uses in any of the other zoning districts within the City. Uses not listed, may be permitted on a case by case basis as approved by the City Council. Receiving approval for a PUD District is the only option to develop a use that is generally not permitted in any of the zoning districts. She stated that staff would propose a minimum district size of two (2) acres for a PUD District.

Planning Commission members discussed the two concepts in much detail. Commissioners felt there was value in instituting a Planned Use component into the code and generally agreed to pursue it further. Commissioners were generally not favorable to the Planned Unit Development District and felt that it may open the door for developers to request and being granted use variances which may undermine the zoning process.

Koerkenmeier added that the PUD District is more commonly found and used in dense, urban areas when a community is landlocked and it makes sense to encourage multi-use developments such as a large retail project development that is enhanced with a residential component. She suggested that at the present time, it may be a better alternative to revise the Planned Development Procedure (PDP) and clarify the process in the current code and remove the "PDP Residential 8.1" Single-Family Residential District in a Planned Development.

No formal action or motion was required by the Commission.

MISCELLANEOUS

Koerkenmeier stated it appears there will be applications submitted and an August 20th Planning Commission meeting will be scheduled.

ADJOURNMENT

Klopmeier moved, seconded by Lee, to adjourn at 8:23 p.m.