

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

AUGUST 20, 2014

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

PUBLIC HEARING – 7:00PM

VACATE A PORTION OF AN ALLEYWAY NORTH OF THE 100 BLOCK OF E. MAIN STREET, BETWEEN N. MARKET STREET AND N. LEBANON STREET, 12' WIDE AND A LENGTH OF 150 FEET. (PC 14-05)

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

Assistant City Manager Lisa Koerkenmeier stated that the applicant, Bill Millikin/Millikins LLC, is the property owner of parcels adjacent to this portion of the alley right-of-way and is requesting its vacation in order to construct 10,000 square foot office/storage building and a connecting breezeway between the new storage building and the existing building at 101 East Main Street. She also stated that the building at 101 East Main Street will be an Ace Hardware with apartments upstairs. As noted, the applicant desires to construct permanent structures on this alleyway requiring the vacation and relocation of utilities.

Staff contacted the adjoining property owner to the east, Regions Bank. A portion of their parking and drive-thru facility was built on the alley right-of-way many years ago. Regions' was asked if they had interest in vacating the portion of the alleyway through their parcel. It is anticipated that this request will be made by Regions in the near future.

Koerkenmeier also informed the Commission that Charter issued a letter stating that there are no obvious conflicts with the proposed vacate project route and their existing facilities. A joint meeting was held with City staff, Frontier, Ameren and the applicant to discuss relocating utilities. It was determined that the gas line, telecommunication trunk line and the City overhead power line would need to be relocated. The sanitary sewer manhole is located in an area that is not part of the alleyway to be vacated. If Regions Bank requests the remaining portion of the alleyway to be vacated, a utility easement would be retained and utilities in this portion of alleyway would not require relocation. To relocate the gas line, telecommunication trunk line and the City overhead power line, it was determined that a new easement, minimum of 10' in width will be required.

Chairman Zacharski asked about the value of the property being vacated and questioned if the property should be bought, not just given to the applicant. Staff stated that there is really no other use for this piece of property.

The applicant provided more detailed information of the development project and his plans for the property.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:23 PM

PUBLIC HEARING – 7:24PM

REZONING APPLICATION FOR 6.78 ACRES LOCATED AT THE SOUTHWEST CORNER OF FUESSER ROAD AND N. 6TH STREET FROM GC, GENERAL COMMERCIAL, TO RS-10, SINGLE FAMILY RESIDENTIAL. (PC 14-06)

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

Assistant City Manager Lisa Koerkenmeier stated that the applicant AKS Developments, LLC, represented by Tim Kappert, is the property owner of a 6.78 acre parcel located at the southwest corner of Fuesser Road and N. 6th Street. AKS Development is requesting the parcel be rezoned from GC, General Commercial to RS-10, Single-Family Residential and intends to subdivide the property in one (1) acre single-family residential lots. The parcel has approximately 688 feet of frontage along Fuesser Road and 1259 feet of frontage along N. 6th Street. The property is contiguous to residential property zoned RS-10 to the south and west.

Koerkenmeier also gave an in depth explanation of the past and present codes regarding the Airport Overlay District and how it has evolved. The amendments to the Airport Overlay District in 2011 further restricted the use of the parcel for commercial purposes. The current code restricts commercial development of the parcel to a maximum gross acreage of 20%. Lee asked about access points and street width. She explained that the concept plan provided by the applicant depicts an access from 6th Street aligning with Lorene Place on the east side of 6th Street. The road width will meet city standards

The applicant gave a more detailed description of what the subdivision would be like. It would be a six lot residential luxury upscale subdivision.

Before closing the hearing Assistant City Manager stated that the Scott Air Force Base and IDOT have been notified and have no concerns about this rezoning.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:40 PM

CALL TO ORDER at 7:41 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, Councilman Schorr, Bill Millikin, Dan Schloesser, Eric Olson, and Steve Wilke.

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 July 16, 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

PC 14-05 –ALLEYWAY VACATION, 100 BLOCK OF E. MAIN STREET, BETWEEN N. MARKET STREET AND N. LEBANON STREET.

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

MOTION

Klopmeier moved, seconded by Lee, that the Planning Commission recommend approval of the vacation of the alley right-of-way, subject to the condition below, and forward the recommendation to the City Council.

1. A new utility easement, minimum of 10' in width, will be required from the applicant, or the applicant and the adjoining property owner (currently Regions Bank), beginning from Church Street and running south in between their properties for a length of approximately 100 feet.

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

PC 14-06 – REZONING OF 6.78 ACRES LOCATED AT THE SOUTHWEST CORNER OF FUESSER ROAD AND N. 6TH STREET FROM GENERAL COMMERCIAL (GC) TO SINGLE-FAMILY RESIDENTIAL (RS-10).

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

MOTION

Lee moved, seconded by Jung, that the Planning Commission approve the rezoning request for 6.78 acres located at the southwest corner of Fuesser Road and N. 6th Street from GC, General Commercial, to RS-10, Single-Family Residential, subject to the following Findings:

1. The proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements, specifically the Airport Overlay District requirements for property located within an Accident Potential Zone (APZ-2).
2. The proposed zone change is compatible with surrounding single-family uses and the RS-10, Single-Family Residential zoning of nearby property.
3. Given the subject property's location in the APZ-2, the land is not suitable for the uses and density permitted in the General Commercial Zoning District.
4. The rezoning application is consistent with good general planning.
5. The proposed zone change encourages land use compatibility with adjacent uses.
6. 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, Bruce Jung aye, and Chairman Ken Zacharski aye
5-ayes, 0-nays

MISCELLANEOUS

None

ADJOURNMENT

Lee moved, seconded by Klopmeier, to adjourn at 8:04 p.m.