

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

JUNE 17, 2015

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

PUBLIC HEARING – 7:00PM

PC 15-06 – Rezoning of 8.99 acres located west of Illinois State Route 4 and north of Fuesser Road from General Commercial (GC), to Light Industrial (LI)

Assistant City Manager Lisa Koerkenmeier gave overview of project for applicant, Matt Friederich's rezoning. Matt has the subject property under contract to purchase from Terry Johnson, contingent on receiving approval to rezone a portion of the property to Light Industrial. The parcel of land under contract is 17.97 acres in size and is presently zoned, GC, General Commercial. The applicant has petitioned to have the western one-half of the parcel, or 8.99 acres, rezoned from General Commercial to Light Industrial. Mr. Friederich currently owns a truck repair shop, equipment dealer and rental business and would possibly relocate his business to this property in the near future. The Light Industrial zone would better suit the needs of these types of business services. The parcel has approximately 615 feet of frontage along Illinois Route 4, and the eastern one-half of the parcel, or the 8.99 acres that includes the primary frontage along IL Route 4 would remain zoned GC, General Commercial.

Koerkenmeier explained that 7 property owners were notified within 250' of the subject property. Mr. Wilke an adjoining property owner was the only one who contacted staff with questions and said he was not against the rezoning.

Land Use and Zoning Requirements of the surrounding properties were discussed. Land to the north and south is zoned GC, General Commercial, land to the west is zoned Light Industrial, and land to the east is zoned AG, Agricultural and is located in unincorporated St. Clair County. The land contiguous to the subject property is currently used for agriculture. Koerkenmeier stated there are businesses further north of the property along Illinois Route 4 and further south of the property along Fuesser Road that would be better suited in light industrial zones but are also zoned General Commercial.

Staff feels that utilities for the property would be adequate if the property was developed. It is served by a municipal 10" water main and an 18" gravity sewer main located along Illinois State Route 4. The property is served by municipal electric services and Ameren natural gas services.

When the property is platted and developed, an access point for the development from Illinois State Route 4 would have to be approved by Illinois Department of Transportation (IDOT). Staff recommends that a single access point from Illinois Route 4 be approved to serve the entire 17.97 acre parcel and land further to the west.

The subject property is located in the Airport Overlay District, Specifically the AO-3, Height Restriction Area. Koerkenmeier stated that an application to rezone the property does not

require the review of Scott Air Force Base at this time. If a proposal and/or development application for the property includes the construction of a new structure greater than 100 feet or higher, or the construction of a use that could attract high levels of birds or wildlife, such a retention pond, then the proposal and/or development application must be reviewed by Scott AFB.

Matt Frienderich, the applicant answered the Commissions questions regarding his plan for the property, future development of the property and relocating his truck repair and rental business to the site. He explained that his business includes renting trucks and equipment to vac sewage and debris. Most of its clients are municipalities.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:21 PM

CALL TO ORDER at 7:22 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT - None

ALSO PRESENT

Administrative Assistant Melissa Schanz, Assistant City Manager Lisa Koerkenmeier, Code Enforcement Official Danny Schrempp, Councilman Schorr, Matt Friederich and Terry Johnson.

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

Klopmeier moved, seconded by Lee, to approve the minutes of the May 20, 2015 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelly aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
7 ayes, 0 nays

PC 15-06 – Rezoning of 8.99 acres located west of Illinois State Route 4 and north of Fuesser Road from General Commercial (GC), to Light Industrial (LI)

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 8.99 acres located west of Illinois State Route 4 and north of Fuesser Road from GC, General Commercial, to LI, Light Industrial, subject to the Findings attached.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelly aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye

7-ayes, 0-nay

WORK SESSION TO UPDATE CHAPTER 34

Lisa Koerkenmeier and the Planning Commission continued the review of the zoning districts and the uses to be permitted by right, planned use or conditional use. Koerkenmeier noted that following the Commission's completion of reviewing all of the uses, a major portion of the Code can be re-written and edited allowing all manufacturing uses, as classified by the NAICS, be permitted by conditional use in the Light Industrial District was discussed by the Commission.

MOTION

Jung moved, seconded by Connor, that the Planning Commission make Automotive, boat, farm implement, manufactured home, motorcycle, RV, utility trailer, and similar equipment dealers; Automotive repair shop, Equipment rental and leasing and Outside storage of merchandise or inventory a Conditional Use in Downtown Commercial.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye

7-ayes, 0-nays

MOTION

Jung moved, seconded by Thompson, that the Planning Commission make Machine shop for tool & die and pattern making along with Manufacturing and assembly of products a Conditional Use in Light Industrial.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye

7-ayes, 0-nays

MOTION

Thompson moved, seconded by Jung, that the Planning Commission make Machine shop for tool & die and pattern making; Manufacturing and assembly of products; Textile manufacturing; and Chemical/metal manufacturing a Planned Use in General Industrial.

THE MOTION BY ROLL CALL

Charles Lee abstain, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye

6-ayes, 1-abstain, 0-nays

MISCELLANEOUS

None

ADJOURNMENT

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