

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

JANUARY 20, 2016

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

PUBLIC HEARING – 7:00PM

PC 16-01 – Sign Variance: Temporary, off-premise sign to allow a Subdivision Direction Sign in a RM, Multiple-Family Residential District at 1000 W. Main Street.

Assistant City Manager Lisa Koerkenmeier explained that the applicant desires to erect one temporary, off-premise Subdivision Direction Sign at 1000 W. Main Street. The proposed sign is a free standing sign with a total sign area of twenty (20) square feet. The sign structure measures approximately 4’-6” x 6.’ The maximum sign area allowed for an off-premise sign is 20 square feet. The applicant is aware that a Subdivision Direction Sign is limited to the development name, a directional arrow and directions. The sign is requested by Homes by Deesign, Inc. to assist with marketing the Brickyard development.

The desired location for the Subdivision Direction Sign is the southwest corner of W. Main and S. 10th Streets. The address of the parcel is 1000 W. Main Street, and the parcel is currently owned by the City of Mascoutah. The property is zoned RM, Multiple-Family Residential which is a residential zoning district. Since the provisions for temporary and off-premise signage are only allowable in non-residential zoning districts, a sign variance is required to allow a temporary, off-premise sign on residentially zoned property. The City Manager, on behalf of the City of Mascoutah, has given written permission to allow the placement of the sign on this parcel, if approval is granted by the Planning Commission.

The Commission and staff reviewed the sign regulations in the zoning code. Notice was given to everyone within 250 feet of the subject property and staff has not heard any comments. It was discussed about the length the sign can be up and who would approve an extension if needed. It was decided after much discussion that City staff will make sure the sign stays in good condition and any request to extend the time limit of the sign after one year will be reviewed and approved by staff.

Since the property is owned by the City, no recommendation by staff was made to the Planning Commission regarding this sign variance request.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:27 PM

CALL TO ORDER at 7:28PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT – Jack Klopmeier

ALSO PRESENT

Administrative Assistant Melissa Schanz, Assistant City Manager Lisa Koerkenmeier, Danny Schrempp & Robert Dee, Sr. representing Homes by Ddesign, Inc.

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 September 16, 2015 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

6ayes, 0-nays

PC 16-01 – Sign Variance: Temporary, off-premise sign to allow a Subdivision Direction Sign in a RM, Multiple-Family Residential District at 1000 W. Main Street.

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

MOTION

Jung moved, seconded by Connor that the Planning Commission approve the sign variance request to allow a temporary, off-premise Subdivision Direction Sign at 1000 W. Main Street, with the following conditions:

1. The sign variance will be reviewed by staff upon one year from the date of approval, January 21, 2017, and at subsequent six (6) month intervals by staff, to determine the sign's continued necessity, condition and location.
2. The sign variance shall permit the inclusion of the company name Homes by Deesign on the Subdivision Direction Sign.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nay

PC 15-08 – AMENDMENT to Architectural Review of Office/Warehouse Project, Hayden Properties, at IL Route 4 and Beller Drive.

Assistant City Manager Lisa Koerkenmeier explained that the applicant Barry Hayden of Hayden Properties proposes to construct three (3) office/warehouse buildings, each 16,800 square feet in size, at IL Route 4 and Beller Drive just north of the Mobil station and the Domino's store. The site plan and architectural elevations of the buildings were approved by the Planning Commission on September 16, 2015 and the City Council on September 21, 2015.

The architectural elevations approved in September 2015 for the office/warehouse buildings included the use of exterior materials of brick veneer, hardi panel and metal vertical siding. The front and side elevations included the use of brick veneer and hardi panel and the rear elevations included the use of metal vertical siding. The roof pitch proposed is a 3-foot rise to a 12-foot horizontal run. The applicant is requesting the Commission consider a change from hardi panel to vertical metal siding and for all four sides to be a combination of brick veneer and metal vertical siding.

The commission and city staff reviewed the architectural review of the zoning code keeping in mind that the code provides design standards intended as guidance only. Jung asked about the metal materials that will be used and verified that all four sides will have some brick. Lee questioned the pitch of the roof which was approved, but the commission had no problem with the roof pitch being 3-foot rise to a 12-foot horizontal run which is fairly typical for buildings with metal roofing.

It was stated by the commission that they feel this amendment will make the building look better than the original plan.

MOTION

Jung moved, seconded by Thompson that the Planning Commission approve the Amended Architectural Elevations for the proposed office/warehouse project at IL Route 4 and Beller Drive with the following additional conditions:

1. The buildings shall incorporate a 3-foot rise to 12-foot horizontal run metal roof.
2. The buildings shall incorporate the use of RPR metal panel for siding (reverse-rolled version of panel rib) on all four (4) building elevations; front, rear and both sides.
3. The buildings shall incorporate the use of a 4'-0" high x 4" wide brick accent from the ground elevation on all four (4) building elevations; front, rear and both sides.

THE MOTION BY ROLL CALL

Charles Lee aye, Glenn Shelly aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
6-ayes, 0-nay

MISCELLANEOUS – Koerkenmeier distributed Zoning Code revision books to the Commission to review and discuss at the next meeting.

ADJOURNMENT

Lee moved, seconded by Connor, to adjourn at 8:19 p.m. All were in favor.