

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

FEBRUARY 20, 2019

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

PUBLIC HEARING – 7:00PM

PC 19-02 – 10th St & South St Townhomes – Site Plan & Architectural Review.

Assistant City Manager Mike Bolt presented report and explained that the applicant MTS Development Group is proposing to construct 12 Townhomes, on a 29,068 SQF tract of ground. The ground is currently zoned RM, Multi Family, and Townhomes are a permitted use for this zoning district. It would be 2 buildings, with 6 units in each. Each unit would be 1131 SQF, with a 10x10 patio. Along with that Mike explained that there will be 24 parking spaces which meets our Multiple Family Dwellings code. The only addition would be 1 Handicap Accessible Parking spot for every 25 off street parking spaces. The applicant has stated that he has already made adjustments for this. Every unit will also have a patio w/ individual fences.

Assistant City Manager also explained that according to the City Code of Ordinances, RM Multi Family, a major site plan shall be required for any development that is adding more than 5,000 sq. ft. of new impermeable surface to a site. The site plan requires review of the Planning Commission and approval by the City Council. The purpose of the site plan review procedure is to enable the city to consider potential impacts upon the area in the vicinity of the property, consistency with good planning practice, and to ensure high standards of site and building design for the general welfare of the city and its residents.

Mike stated that the legal notice for the public hearing was published 1/31/19 in the BND Newspaper, posted at City Hall, posted on the City's website, and on the City's marquee sign. Notices were also mailed to adjacent property owners that are within 250' of this proposed location. As of the date of this report, Staff has received opposition from one nearby property owner.

The City's Electric Foreman, Water & Sewer Foreman, Public Works Director, & the City Engineer approve of these plans, pending the Conditions of Approval be met, so to satisfy City Staff prior to Building Permit being issued, & prior to Construction/Ground Breaking.

The property & this plan shows it will have two direct road accesses. One onto South 10th Street, and one onto West South Street which also follows our City Code of Ordinances.

Staff explained how they are looking for guidance from the Planning Commission on the West South Street parking spots. Illinois State Law prohibits parking within 30 feet of a Stop Sign. Assistant City Manager has brought this to the applicant's attention and has already amended the site plan to abide with the law, so no guidance was needed by the Commission on this topic.

Assistant City Manager Mike Bolt stated that the applicant currently has no sign plans for this location. After construction is complete, they plan on possibly applying for a sign permit.

Applicant Matt Stukenberg explained that the building will consist of 4' of brick on the bottom, and grayish bluish siding. Stating that they will be very similar to the newer Northbrooke Commons apartments located on Douglas Ave in Mascoutah. Matt discussed his thinking on the direction of the townhomes. He wanted the neighboring property owners to see the front of the buildings not the back where there is a potential of less attractiveness. Matt also explained that he along with his partner are proud owners and take pride in their buildings. He plans on renting them for around \$1200 a month and we do look at who we rent to. Many of their renters are military which they have found have fewer vehicles than non-military families so two parking spaces per unit should be plenty. Matt also stated that he owns the subdivision to the north and would not do anything to jeopardize this residential area.

Billy Gray asked a multitude of questions regarding variances and zoning of the project and the city processes.

Tracy Gray explained how she lives on South Street and it is a racetrack. She told the Commission she does not think it is a good idea to let more traffic including parked vehicles on South Street.

Laverne Rehbein stated that she has lived in this neighborhood for many years and that this is a single family street. South Street is narrow and if you add driveways to the already narrow street will cause more issues. She also explained that her neighbor told her that Matt was trying to purchase his property at 920 W. South Street. Matt explained that the property in question actually butts up to his and some of the buildings on 920 W. South Street are impeding onto his so he did ask him about purchasing the property, owner is not wanting to do that at this time.

Laverne brought in a petition signed by neighbors expressing their opposition of the project due to the driveways on South Street.

Marcy Force also spoke about the parking and how it will not work with the traffic on South Street. Explaining that the neighborhood is a safe place to live and by letting these town homes go in will change that safe feeling.

Verna Mueller expressed her disgust about the proposed buildings she would look at every day. She also stated that the noise of all the people and cars would be terrible. She also reiterated the concerns with south street being a racetrack and the traffic. Verna asked the Commission how they would feel if this was being built next to them and if they could imagine the noise of 60 people, and car doors slamming shut.

Adam Engel explained how he and his wife purchased their home about a year ago and knew this project was in the works. Their only concern is the road width and traffic flow. Applicant Matt Stukenberg explained how the road will actually be wider when the development goes in with the parking spots right off of South Street. He also told Adam that they could talk about piping a ditch on the south side of the road to make the road even wider. Adam and his wife also told the Commission when flipping the buildings came up in conversation that they would rather the buildings remain with the fronts facing the street like the applicant has presented.

Planning Commission Members reviewed other positioning options and the moving of the parking spaces but decided that the current site plan seems to be the best for everyone.

Commission Member Charles Lee stated that the big problem is code enforcement, but was stopped by the chairman and staff due to the fact that this is not what is being reviewed at this time.

Staff is recommending approval of this Site Plan and Architectural Review, with Conditions.

Attached to these minutes are:
The Conditions of Approval

There was no further discussion.

PUBLIC HEARING ADJOURNED at 8:03 PM

CALL TO ORDER at 8:04 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

City Manager Brad Myers, Assistant City Manager Mike Bolt, Executive Assistant Melissa Schanz.

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

Thompson moved, seconded by Klopmeier, to approve the minutes of the January 19, 2019 Planning Commission Meeting as amended.

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

PC 19-02 – 10th St & South St Townhomes – Site Plan & Architectural Review.

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

MOTION:

Jung moved, seconded by Thompson, that the Planning Commission recommend approval to the City Council, for this Site Plan and Architectural Review, with Conditions of Approval as indicated in Attachment G of this packet, for these proposed Townhomes located at the corner of South 10th Street and West South Street, in Mascoutah IL 62258.

THE MOTION BY ROLL CALL

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

6-ayes, 1-nays

MISCELLANEOUS – None

ADJOURNMENT

Lee moved, seconded by Klopmeier, to adjourn at 8:09p.m. All were in favor.