

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

MAY 15, 2019

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

PUBLIC HEARING – 7:00PM

PC 19-03 – Lakeside Estates Rezoning and Annexation.

City Clerk Kari Haas presented report and explained that the applicant, Normandy Land Investments is asking to rezone Parcel # 09360201036 and Parcel # 09360201029 from Agriculture to Single Family Residential RS5. She also explained that they are asking to annex Parcel # 09360201029 into City limits.

City Clerk stated that the properties are just west of McKinley Street, and just northwest of Eisenhower Street, commonly known as the old Mascoutah Golf Course. The applicant is wishing to build a subdivision called Lakeside Estates, with 26 lots, single family detached homes, age 55+ and over community. There is a pending sales contact agreement to purchase this ground, that is contingent upon City of Mascoutah approval.

Chairman Zacharski along with City Clerk explained how the Site Plan and Architectural review would come to the Planning Commission and City Council at a later date. In depth infrastructure and engineering would be discussed during that meeting. Tonight's meeting is strictly to discuss the potential Rezoning and Annexation.

Public notice was sent to property owners within 250' of the subject properties. As of the date of this report, staff has received zero correspondence or comments.

The applicants engineer Eric Olson was available for questions and briefly explained their intent. He made it clear that they are aware of the Archaeological investigation that was done and they feel like they can still make this project happen.

Neighbors, Art Bowker and Chris Emery spoke about the road in front of their homes, Legion Drive, that would possibly be the way into the subdivision. The road floods so bad that they can not even get out of their driveways at times. They also explained that the road is not in good shape and fear that it will get worse if more traffic is added to it. Chris Emery also made the commission aware that something needs done about all the speeding on Legion Drive.

Brian Uhl Commander of the American Legion spoke to the commission making them aware of the two meat shoots they have each year. He has done research and there should not be a problem with them continuing this tradition, but if a subdivision goes in they may feel nervous about gun shots so close. It will only be bird shots and the distance is 500ft from the ground being talked about tonight. They do not oppose this project, but want to make everyone aware of the situation.

Renate Gray owner of Roemer Topf also spoke to the commission with concerns about following the Comprehensive Plan as to green space and flood plains. She also thought the ground should

not be disturbed due to the finds of the Archaeological investigation. Renate also stated that her restaurant could be effected because they host many festivals and events and having a subdivision next door could cause problems with noise etc..

Staff is recommending approval of these Rezoning requests for Parcel's 09360201036 and 09360201029 from Agriculture, to Single Family Residential, as well as the Annexation request of Parcel 09360201029 into the City Limits, as indicated in this packet.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:22 PM

CALL TO ORDER at 7:23 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT – NONE.

ALSO PRESENT

Executive Assistant Melissa Schanz.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT

Resident Chris Emery spoke about the water issues on Legion Drive and how he has been in contact with the City for many years and nothing has been done as of yet.

AMEND AGENDA

There was no need to amend Agenda.

MINUTES

Klopmeier moved, seconded by Connor, to approve the minutes of the February 20, 2019 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

7-ayes, 0-nays

PC 19-03 – Lakeside Estates Rezoning and Annexation.

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

MOTION:

Jung moved, seconded by Shelly, that the Planning Commission recommend these rezoning requests and the Annexation, to the City Council, as indicated in this report.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

7-ayes, 0-nays

MISCELLANEOUS – None**ADJOURNMENT**

Thompson moved, seconded by Connor, to adjourn at 7:27p.m. All were in favor.