

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

SEPTEMBER 16, 2020

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

CALL TO ORDER at 7:00 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT – None.

ALSO PRESENT

City Manager Brad Myers, Assistant City Manager Kari Speir and Executive Assistant Julia Biggs.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT

None.

AMEND AGENDA - NONE

MINUTES FROM OCTOBER 16, 2019

All were in approval.

PC 20-01- Conditional Use Permit, 9241 A Beller Drive.

Public hearing by the Planning Commission for review of a Conditional Use Permit (CUP) application to place a plastic bags assembly manufacturing business in a GC, General Commercial, Zoning District. The project is located at 9241 A Beller Drive.

Machinery dimensions are 10.5' x 5' x 5.41' which will occupy the 8,400 sf portion of the warehouse. There will be 3-5 employees working within the building while in production and 1-2 employees on non-production days. Traffic will consist of 1-2 small trucks per week for loading of boxed assembled plastic bags; there are two overhead doors that will allow for loading/ deliveries. There are no special waste requirements; very eco-friendly process that creates very little waste or byproduct and zero runoff (no EPA permits required).

Neighboring properties are currently depicted as General Commercial and Multi-Family Residential. The General Commercial Zoning District does not specifically allow manufacturing as a permitted use; would be a permitted use in Industrial Zoning District. This business would be considered a light manufacturing use. No changes are proposed for the exterior or interior of

the building. The subject property is served by City of Mascoutah utilities. Traffic would be affected. Staff estimates there would be a small increase in vehicular traffic if this CUP is approved that would cause no issues. The CUP process requires a public hearing before the Planning Commission. The legal notice was published and notices were sent to property owners within 250' of the subject property; staff has received no objections. Assistant City Manager Speir showed a video about the process.

Chairman Zacharski asked if it was a clean operation, and as the machines age, will there be an issue with air quality. Applicant Barry Hayden stated the machines would not have any issues. Chairman Zacharski asked how many employees are hired as of yet and wanted to know when they would start. Hayden replied that one employee had been hired so far, but the job is posted and the company is on track to start in October.

Thompson asked what the working hours/shifts would be for the operation. Hayden stated it would be one shift, which would take place Monday through Saturday.

Speir read the following findings/conditions:

The Mascoutah Planning Commission, pursuant to the applicant's proposed Conditional Use Permit for the property described, and after considering the effect of the requested use on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The proposed conditional use permit is appropriate, in terms of land patterns in the entire City and its Comprehensive Plan.
2. The proposed conditional use permit is compatible with surrounding uses and the zoning of nearby property.
3. The land is suitable for the use proposed in the General Commercial Zoning District.
4. The proposed conditional use permit is consistent with good general planning.

This CUP, if permitted, would be only for the applicant and TOQA, Inc. and would be non-transferrable.

MOTION:

Thompson moved, seconded by Klopmeier, that the Planning Commission recommend approval to the Council of a Conditional Use Permit for a plastic bags assembly manufacturing business in a GC, General Commercial, Zoning District located at 9241 A Beller Drive, subject to the Findings and Conditions attached.

THE MOTION BY ROLL CALL

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

7-ayes, 0-nays

MISCELLANEOUS - NONE

ADJOURNMENT

Roll call vote to adjourn at 7:20p.m. All were in favor.