

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

OCTOBER 21, 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, Jim Connor, Karen Wobbe, Bruce Jung, Rich Thompson and Chairman Ken Zacharski were present.

ABSENT – Glenn Shelley.

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

Fred Hannan from Mascoutah Steakhouse discussed the blockage of Legion Drive and asked to revisit removing the blockade. The blockage is going to require restriping their parking lot and if McKinley is blocked, as it was this past weekend, traffic is unable to get to and from their business. He asked about placing “No Through Street” signs only. City Manager stated they could readdress this; the blockade had been placed due to their complaints as well as residents of Legion Drive of excessive trash, speed, and tractor-trailers cutting through that area; he will be working with the Steakhouse owners to develop a better solution.

AMEND AGENDA – NONE

MINUTES FROM SEPTEMBER 16, 2020

Conner moved, seconded by Thompson, to approve the minutes from the September 16, 2020 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

PC 20-02- Final Plat and Improvement Plans for Lakeside Estates.

Assistant City Manager presented report about the property. The applicant, Lakeside Estates LLC, represented by Mike Bush and Eric Olson (Millennia Professional Services), is the

property owner of the 21.22-acre property located north of Eisenhower Street and west of McKinley Street, commonly known as the old Mascoutah Golf Course. In June 2019, the property was rezoned RS-5, Single-Family Residential and on October 21, 2019, the City Council approved the preliminary plat for Lakeside Estates. Lakeside Estates is a twenty-nine lot single-family, age 55 and older residential development.

The project as proposed will meet the RS-5 zoning requirements of the City's Subdivision Code. Access to the development is via McKinley Street. The internal street meets the 50' ROW requirement and 32' pavement width. The City utilities are adequate for single-family residential purposes. In addition, the developer will be providing the City with a sewer lateral and water line to be installed which will run north to the southern edge of the City's property to be used for a future restroom at Prairie Lake. The developer will be installing a storm sewer collection system along the eastern edge of the property to maintain existing drainage to the south. It will also extend through the subdivision and drain to the existing pond, which is being expanded for storm water detention and compensatory flood storage. There are areas within the development that are below the 100-year flood elevation. A buffer strip is required along property lines of lots bordering "principal" arterials. A buffer requirement for this development is not required. The subdivision will include a green space area, therefore the standard "in lieu" park fee of \$650 per lot will not be required.

Findings for approval:

1. The proposed final plat meets all the requirements of the Unified Land Development Code and other applicable City ordinances, and state and federal laws and statutes.
2. Adequate provisions have been made for a sufficient water supply system and public sewage system.
3. The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking infrastructure between developed parcels.
4. The subdivider has taken every effort to mitigate the impact of the proposed subdivision on public health, safety, and welfare.
5. The subdivider will provide the appropriate archeological investigations and mitigations required by the Illinois Historic Preservation Agency.

Conditions for approval:

1. Portions of the development are located within the 100 Year Flood Plain.
 - a. Developer will maintain a minimum edge of pavement elevation of 420.57' in the streets and minimum building elevation of 420.57'.
 - b. When grading is completed, developer will prepare a metes and bounds description of the areas of the site that are above 420.57' and submit a Letter of Map Revision to FEMA to remove this area from the regulatory floodplain.
 - c. Developer will follow the guidelines of FEMA Technical Bulletin 10-01 Simplified Approach which will allow the basement to be determined "Reasonable Safe From Flooding".
2. McKinley Street- The main access to the development is via McKinley Street. Any damage inflicted on this road during construction will be repaired by the developer.
3. The City will require permanent utility easements on the adjacent property owned by Lakeside Estates LLC directly east of Lakeside Estates (lots 20 and 21) for providing electric to the new pump station and to provide electric, water and sewer to the subdivision.

Lisa Johnson, attorney for Lakeside Estates, reported that the FEMA application has been put into process and is submitted. They have reached an agreement with the Illinois Historic Preservation Agency and that will be recorded. Lakeside Estates has secured a temporary easement for utilities and the pump station will be deeded to the City when all paperwork is complete.

Thompson stated he felt McKinley Street was too narrow and felt there should have been road improvements done prior to the subdivision going in. He stated that other developers have had to include road improvements in their projects and felt that this should be the same for this development. Johnson pointed out the community will be an age 55 and older, which will mean less traffic than homes with children and teenagers. Thompson stated that McKinley cannot support 29 homes. City Manager stated he could discuss improving McKinley Street with the developer, which Bush said he would have to talk to Tim Kappert, since the project is already budgeted. Zacharski asked if fixing any damage to McKinley was in a developers agreement or was it a "word of mouth" agreement. Assistant City Manager stated that is included in the conditions of approval.

Thompson asked which lots are in the flood plain and if there will be basements on these homes. Johnson stated FEMA has been working with this and they have raised the grade on these lots and have gotten them out of the flood plain.

Zacharski asked if McKinley was the only way in and out of Lakeside Estates, which Johnson replied that it is.

Resident Trenton Morris spoke about his concerns with floodwater coming into his property from the new development and questioned what could be done to alleviate floodwater on McKinley. Bush stated that a new storm sewer will be installed, and Johnson stated that all built up water would flow to the pond in the subdivision. Morris reiterated that water builds up and pools and there is only one way in and one-way out, and is concerned about what can happen when McKinley floods over. City Manager stated the City could look at reditching the area and potentially install a larger culvert to assist with drainage. Johnson stated drainage is being taken into consideration.

Conner asked if there will be any multifamily units in the development. Bush stated there will be villas.

Zacharski asked if there are currently fish in the pond and is there a plan to restock? He also noted there has been a large amount of snakes in that area. Bush said it would be a private pond and there are currently fish in there, however he does not know if it will be restocked. They will make it nice and will be putting in riprap around the pond. Johnson said an association would be handling the amenities once it is built.

Hannan with Mascoutah Steakhouse asked if there would be sidewalks installed on McKinley Street and again questioned if, for public safety purposes, it was safe to have only one way in and out of the subdivision. Johnson stated that the sidewalks would only be in the subdivision. City Manager stated that there are other subdivisions in the City that have only one entrance/exit.

Resident Morris asked if the developer would be held to the \$250k price on the homes as he has advertised. Thompson said the price would be determined by the market at the time of the sale, and Bush said that the current stated price is before any cost increases. Morris was concerned that the homes would not be nice and would bring down surrounding property values. Thompson said that would not be the case and these would be nice homes in a nice development.

MOTION:

Jung moved, seconded by Klopmeier, that the Planning Commission recommend approval to the City Council of the Final Plat and Improvement Plans for Lakeside Estates, subject to the attached findings and conditions.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Rich Thompson nay, Bruce Jung aye, Jim Conner aye, Karen Wobbe aye, Chairman Ken Zacharski aye.
5-ayes, 1-nay.

MISCELLANEOUS – NONE

ADJOURNMENT

Thompson moved, seconded by Jung to adjourn at 7:33 p.m.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Rich Thompson aye, Bruce Jung aye, Jim Conner aye, Karen Wobbe aye, Chairman Ken Zacharski aye.
6-ayes, 0-nays