

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

**MARCH 17, 2021**

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

**PUBLIC HEARING – 7:01 PM**

**PC 21-03- Ambrosia Land Investments Annexation and Rezoning**

Assistant City Manager presented report. The applicant, Ambrosia Land Investments LLC represented by Steve Wilke, desires to annex parcel no. 10-30-0-400-028. Upon annexation this parcel will be zoned RS-10 Single Family Residential. This parcel will be subdivided into two lots as identified on the site plan as Tract #3 and Tract #4. The applicant also desires to rezone parcel no. 10-29-0-100-006 from Agriculture to General Commercial and RS-10 Single Family Residential. This parcel will be subdivided into two lots as identified on the site plan as Tract #1 and Tract #2. Tract #1 will be the area zoned as General Commercial and Tract #2 will be the area zoned as RS-10 Single Family Residential.

Neighboring properties are depicted as General Commercial, RS-8 Single Family Residential, RS-10 Single Family Residential, and Agriculture on the Land Use Map in the City's Comprehensive Plan. Upon development, City of Mascoutah electric, water and sewer utilities will be provided to the property. Traffic would not be affected if the property were to be rezoned. In the future, when development occurs, access would be via Route 4 and Heritage Way. Notices were sent out to property owners within 250 feet of the subject property, and no opposition has been received.

Findings: The Mascoutah Planning Commission, pursuant to the applicant's initiated Annexation and Zone Change for the tracts of land 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 annexation and zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements.
2. The proposed annexation and zone change is in accordance with the City's Comprehensive Plan Land Use Map.
3. The petition for annexation and rezoning application is consistent with good general planning.
4. The proposed annexation and zone change encourages land use compatibility with adjacent uses.
5. The proposed annexation and zone change is deemed desirable to promote the general welfare of the City.

A Prairie View Estates resident questioned plans for the dead end street at the end of Dere Bere. She recently purchased her home and enjoyed the backyard agricultural feel that she is concerned will be lost when development occurs. She is also concerned that Prairie View Estates will be a cut through to the new subdivision and that traffic will increase. At this time, Prairie View

Estates is rather secluded as far as the amount of traffic through there, and she hopes that it will remain that way.

Applicant Steve Wilke was in attendance virtually discussed the project. This land was purchased with the intention of development. Originally, his land was to have two streets stubbed into the backside of Prairie View Estates, however that did not happen. His property essentially became landlocked. Most Cities require two points of ingress and egress within a subdivision. Wilke has a reciprocal agreement with the City of Mascoutah, which deeds the property to the City for the road running east to west. Another neighboring property owner and Wilke have entered into an agreement allowing a 30-foot easement, which will lay the groundwork for development.

Resident Kristin Engle, whose property is next to the open land in question, stated she knew that there was to be a new road placed. She asked if the new road is essentially extending Onyx Drive all the way to Sixth Street, which Assistant City Manager confirmed that the plan had always been to extend that road, now named Heritage Way, all the way from Route 4 to Sixth Street. Engle asked if the new entrance into Prairie View will have a monument, similar to the front of Prairie View Estates, which Assistant City Manager stated would be up to the Homeowner's Association. Engle asked what the difference in RS-8 and RS-10 zoning was, which Assistant City Manager stated it is the minimum lot square footage.

Chairman Zacharski asked Wilke if there are any specific plans for the part of his property that is General Commercial or if there are any potential clients that will be developing in there, which Wilke said there is none at this time.

Commissioner Thompson asked if Wilke was planning to build a bridge over the creek area/ditch, which Wilke stated no. He stated it is not affordable to do so and he has concerns that the Surface Water Protection District would not allow it.

#### **PUBLIC HEARING ADJOURNED at 7:19 PM**

#### **CALL TO ORDER at 7:20 PM**

Chairman Ken Zacharski called the meeting to order.

#### **PRESENT**

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

**ABSENT** – None.

#### **ALSO PRESENT**

City Manager Brad Myers, Assistant City Manager Kari Speir, and City Clerk Melissa Schanz. Zoning Board of Appeals Chairman Don Taylor and Applicant Steve Wilke were present virtually.

#### **ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

#### **GENERAL PUBLIC COMMENT – NONE**

## **AMEND AGENDA – NONE**

### **MINUTES FROM FEBRUARY 24, 2021**

Klopmeyer moved, seconded by Wobbe, to approve the minutes from the February 24, 2021 Planning Commission Meeting as amended.

### **THE MOTION BY ROLL CALL**

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

7-ayes, 0-nays

### **PC 21-03- Ambrosia Land Investments Annexation and Rezoning**

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 recommend approval to the City Council the request for annexation into the City limits of Mascoutah of property located north of Dere Bere Drive (identified as parcel no. 10-30-0-400-028) with the zoning designation to be RS-10 Single-Family Residential; and further recommend approval to the City Council the request for rezoning of property located north of Prairie View Estates and Heritage Way with frontage on IL Route 4 (identified as parcel no. 10-29-0-100-006) from Agriculture to General Commercial and RS-10 Single-Family Residential.

### **THE MOTION BY ROLL CALL**

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

6-ayes, 0-nays

## **MISCELLANEOUS – NONE**

### **ADJOURNMENT**

Thompson moved, seconded by Shelley, to adjourn at 7:23 p.m. All were in favor.

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Julia Biggs, Executive Assistant