

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

April 13, 2022

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

PUBLIC HEARING – 7:00 PM

**PC 22-01 – Recycle yard office and maintenance garage for Surmeier & Surmeier Inc –
Site Plan and Architectural Review**

Assistant City Manager presented report stating Surmeier & Surmeier Inc. proposes to construct a new building for the purpose of a business office and equipment maintenance garage for the existing aggregate recycling yard on the property located at 9838 State Route 161. The new building will be comprised of approximately 9,750 square feet.

Assistant City Manager stated that this site has been used for aggregate recycling purposes since approximately 2003, with an area expansion to the adjoining tract to the west in 2012/2013. This is the first permanent building proposed on the property. Up until this time, a temporary building has provided office space for this use. The applicant has indicated this temporary trailer will be removed after the permanent building is constructed.

Assistant City Manager explained that in accordance with Section 34-13-11 of the City Code, a major site plan is 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.

Assistant City Manager informed the commission that the property is zoned GI, General Industrial. The GI District allows for uses such as truck transportation as well as a variety of Light Industrial Uses (LI) such as “Support activities for road transportation.” The use on the subject tract is consistent with the underlying uses identified in the Zoning Code.

Assistant City Manager presented that there is no maximum building coverage provision in the GI District. As depicted in the site plan, the building will meet the front, side and rear yard requirements of the GI District. The property is surrounded by GI-zoned property in all directions. Therefore, no buffer yards from adjacent properties is required.

Assistant City Manager spoke on the General Parking Requirements, according to Section 34-9-22. A “manufacturing use” with a building size of approximately 9,750 square feet should provide 20 parking stalls. Specifically, “All other manufacturing” uses should provide one parking space for every 500 square feet of floor area” (per 34-9-33 (j)) of the Off-Street Parking requirements. The site plan depicts the required number of 20 parking spaces, including 1 required handicapped space. Existing access to the subject tract will continue to be the existing

driveway off IL SR 161. No additional drives are proposed. The aisle width to the subject tract is adequate.

Assistant City Manager spoke about a point of discussion regarding the requirement for landscape screening. Section 34-5-126 states that “Any tract of land adjacent to a street shall provide screening along the lot line that abuts the adjacent street. The screening shall be in the form of evergreen plant material and/or a decorative wall with a minimum height of 4 feet. Such screening shall be reviewed and approved by the planning commission...” The applicant has requested that no shrubs/screening be installed along the frontage of IL SR 161 as it is their opinion that these will impede vision of drivers entering / exiting SR161. The Planning Commission should make a determination if a full waiver or partial reduction of this required screen should be granted, keeping in mind that, whatever level of screening is determined to be appropriate is likely to set a precedent for other undeveloped tracts along IL SR 161. Staff’s recommendation on screening is that, while a reduction in required screening along IL SR 161 may be reasonable, there should be some level of screening along this roadway located clear of any sight triangles that impact ingress/egress from the property. Shrubs that reach a mature height of 6 feet or less in 3 growing seasons (such as Arbor Vieta) may be a good alternative.

Utilities and Architectural/Design along with Findings and Conditions of Approval was reviewed and explained by Assistant City Manager.

FINDINGS: The Mascoutah Planning Commission, pursuant to the applicant’s proposed request for site plan approval for the 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 site plan addresses the provision of municipal sanitary sewer and water to limit its effect on the health, safety, morals and general welfare of the community.
2. The proposed use of the site is appropriate, in terms of land patterns in the entire City.
3. The project is compatible with surrounding uses and the surrounding neighborhood.
4. The application is consistent with good general planning and site planning.
5. The project can be constructed and operated in a manner that is not detrimental to the permitted uses in the GI, General Commercial Zoning District.

CONDITIONS FOR APPROVAL:

1. The IL S.R. 161 corridor frontage shall include ornamental landscaping in the form of shrubs with a maximum height of 4 feet at maturity, spaced at 20 feet apart (except within sight triangles that may impact ingress/egress from the property entrance).
2. A detailed drainage plan shall be submitted and approved by staff prior to start of construction.

Public Comments/Concerns:

Rick Surmeier does not see the purpose of the screening/shrubs. The screening will possibly impede vision of drivers. The parking lot will be placed to accommodate the code.

The fleet trucks will be housed behind or west of the building. Also, he stated that the fence lies behind the property line. Landscaping is in the plans just nothing concrete; he prefers the landscaping to be around the building not by the road. His thoughts are that the screening/landscaping will be more of a hazard and difficult to keep in good condition.

Commission Comments/Concerns:

Thompson asked about the fencing and landscape screening of the project. He wants to make sure that if the commission removes the landscape screening, the decision might possibly set a precedence, but it should be a consideration since there is a safety concern.

Chairman Zacharski agrees that a reasonable exception needs considered for a landscape screening. He likes and suggested hardy flowers that don't require much care for a touch of color.

Jung presented his experience, before this code was put in place, his commercial business ended up having to plant and replant shrubs that resulted to finally being removed because they were hard to maintain.

Connor reminded the commission that they have already had this discussion. His opinion is that the 4ft screening is unnecessary to this business. There will be large piles of rock and fleet trucks parked. There will never be residential abutting so there is no need for the screening.

Wobbe questioned the purpose of this code. She stated that if the code was created for a specific purpose, the code might stop a future issue.

The commission discussed that Surmeier has a landscaping plan close to the building. There is good reason to make an exception since it is an industrial area. Thompson stated that the commission needs to set a precedence and hold owners accountable. They need to decide what they want that area to look like in the future. Chairman Zacharski would like to see it modified to make the space look nice and not hinder driver vision. Thompson asked Surmeier if the condition of approval (shrubs at a max of 4ft) is satisfactory. Surmeier explained that shrubs are difficult to maintain at that area of the property and worries in a few years they might not be esthetically pleasing. Chairman Zacharski suggested the modification of hardy flowers or plants that will bring color or a touch of beauty to the fence/property line area.

Surmeier discussed the materials of the build. He also plans for approximately 30 trees/plants around the building.

Scott Hanson explained the code and the importance of being consistent. He stated that the property is a half mile from route 4 and the first street of the city. He asked if there is an appearance the commission would like to perceive which the code would assist with. He also asked the commission if there was an expectation for this industrial area. If not, it might be appropriate to waive that screen need or modify the condition. Hanson spoke on how it could break up the profile. He also explained that the code is written as a one size fits all. This corridor is undeveloped so this is an opportunity to change the code or see how this project goes.

Hanson also suggested to have the commission move the required landscape screening to the building. Surmeier agreed to planting along the building. Commission members were agreeable to amend the condition of approval stating that the landscape screening would be required along the building instead of along the lot/road frontage due to safety concerns and appropriateness within General Industrial zoning.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:53 PM

CALL TO ORDER at 7:53 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT –Jack Klopmeier

ALSO PRESENT

Assistant City Manager Kari Speir, On-Call Planner Scott Hanson of CMT, Deputy City Clerk Tiffany Barrows, and Rick Surmeier owner of Surmeier & Surmeier

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT – NONE

AMEND AGENDA – NONE

MINUTES FROM NOVEMBER 17, 2021

Wobbe moved, seconded by Thompson, to approve the minutes from the November 17, 2021 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

PC 22-01 – Recycle yard office and maintenance garage for Surmeier & Surmeier Inc – Site Plan and Architectural Review

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

MOTION:

Wobbe moved, seconded by Thompson, that the Planning Commission recommend approval to the City Council of the Site Plan and Architectural Elevations for a proposed building to contain an office and maintenance garage facility on property located approximately 0.3 miles east of the intersection of North 6th Street and State Route 161 at 9838 State Route 161, subject to the attached Findings and amended Conditions of Approval.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

MISCELLANEOUS –

Assistant City Manager informed commission that the Fire N Ice restaurant that was approved, the project has been dropped.

Chairman Zacharski announced Glenn Shelly's retirement from the commission. He has served the commission for 17 years and will be greatly missed.

ADJOURNMENT

Thompson moved, seconded by Connor, to adjourn at 7:59 p.m. All were in favor.

Tiffany Barrows, Executive Assistant