

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

October 26, 2022

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

PUBLIC HEARING – 7:00 PM

PC 22-05, Alley Vacation, Citizens Community Bank

Assistant City Manager Kari Speir, presented the proposal summary to vacate alley for Citizens Community Bank. The applicant desires to vacate the 12' x 126' (approximate) alley that runs east to west, south of 10 North Railway, north of Haas Park, and north of Citizens Community Bank between parcel numbers 10-32-0-136-003, 10-32-0-136-011, 10-32-0-136-012, and 10-32-0-136-026. The other half of the alley that ran east to west connecting to Market Street was vacated November 4th, 2002. Citizens Community Bank is purchasing the property located at 10 North Railway for business expansion. This alley vacation will allow the applicant to construct a breezeway between the two buildings for connectivity. The City has no need for the alley.

Speir also notified the commission of the utilities. There is an 8" sewer line located within the alley. There is one manhole located in the already vacated alley that provides service to Citizens Community Bank. There is another manhole located in the to be vacated portion of the alley that does not provide service to any building but is used as a clean-out. Our Water/Sewer Department has no issues with vacating the alley nor any issue with the breezeway to be constructed so long as both manholes remain accessible; given their location, accessibility will not be an issue.

Commission members questioned the utility easements and utility accessibility. Speir reported that the water department reviewed the plans and confirmed that the city will still have access to the clean out. Speir also reported that the city would be getting an additional 6 feet for Haas park.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:10 PM

CALL TO ORDER at 7:11 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members Jack Klopmeier, Bruce Jung, Bill Millikin, Rich Thompson, Karen Wobbe, and Chairman Ken Zacharski were present.

ABSENT – Jim Connor

ALSO PRESENT

Assistant City Manager Kari Speir, Deputy City Clerk Tiffany Barrows, and applicant Brian Hayden of Citizens Community Bank.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT – NONE**AMEND AGENDA – NONE****MINUTES FROM September 21, 2022**

Wobbe moved, seconded by Klopmeier, to approve the minutes from the September 21, 2022 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.
6-ayes, 0-nays

MOTION:

Jung moved, seconded by Thompson, that the Planning Commission recommend approval to the City Council of this alley vacation for Citizens Community Bank (approximate 12' x 126' alley that runs east to west generally located south of 10 North Railway, north of Haas Park, and north of Citizens Community Bank between parcel numbers 10-32-0-136-003, 10-32-0-136-011, 10-32-0-136-012, and 10-32-0-136-026).

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.
6-ayes, 0-nays

MISCELLANEOUS

Kari Speir updated the commission members that there are plans for another hearing next month. The administration office received a request for a rezoning.

Speir also gave an update on the Fulford Homes project. The revised plat has been submitted and meets what the SAFB proposed. SAFB now requires that the large detention pond must have the ability to drain within 72hrs. The commission will be reviewing the next Fulford Homes plat submittal and the SAFB updated requirements.

Speir stated that the city administration has been reviewing options for the big ditch near Douglas Avenue.

Jack Klopmeier asked about the lift station. Kari Speir stated that the city is reviewing the lift station situation as well as the sewer system as a whole. The city has been consulting with two different engineering firms to see how to fix sewer issues. Speir stated that the city will be using ARPA funds to pay for project.

Karen Wobbe discussed a culvert issue on Route 4. Speir stated that the issue is possibly a Mascoutah Surface Water District issue. The Mascoutah Surface Water District maintains most of the ditches that run through Mascoutah.

Speir stated that IDOT possibly has future plans to install overlays.

ADJOURNMENT

Thompson moved, seconded by Jung, to adjourn at 7:26 p.m. All were in favor.

Tiffany M Barrows, Deputy City Clerk