

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

August 16, 2023

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

PUBLIC HEARING – 7:00 PM

PC 23-04, MidAmerica Airport Terminal Modifications Phase 4, Site Plan and Architectural Review.

Planning and Zoning Administrator, Tiffany Barrows presented the background, land use, development standards for the proposed site plan and architectural review.

Bryan Johnson, Airport Director at MidAmerica St. Louis. He gave a brief history and description of the continuation of their phase program. He stated this phase will bring a federal inspection station, a US Customs facility which will allow for them to process international inbound passengers.

Commission member Rich Thompson asked why they would require a separate building.

Johnson explained this is the highest and best use of the land and preserving greenspace.

Commission member Bill Millikin asked about Metrolink impact and if there would be walking tunnels.

Johnson stated their team is currently developing concepts of coverage and reviewed the parking capacity for the proposed project and Main Terminal.

Karen Wobbe asked about temporary buildings and tent-like structure pictured on Google Images. Johnson explained the uses of the various buildings and stated that the tent-like structure was removed long ago.

Chairman Zarcharski asked about drainage. Tiffany Barrows responded that the proposed project does not present any drainage concerns and that the building plans are currently under review by B&F.

Johnson spoke with commission on parking lot impacts and capacity.

Johnson responded to commission inquiries regarding architectural renderings, explaining the symmetry to both facilities and materials used.

Johnson discussed with the commission no additional law enforcement needs.

There was no further discussion.

PUBLIC HEARING – 7:18 PM

PC 23-05, Silver Creek Townhomes, Site Plan and Architectural Review.

Planning and Zoning Administrator, Tiffany Barrows presented the background, land use, development standards for the proposed site plan and architectural review.

Kappert Operations Director, Steve Eggers presented an architectural rendering to the commission and gave a brief description of the project.

Steve Eggers stated that the driveways will be wide enough to re-design a space for turnaround capability so that the residents have another option to not back right out onto 10th street. Steve Eggers Additional parking on West South Street for overflow parking.

Barrows confirmed that parking does meet the city code.

Eggers also confirmed that the building follows fire and building codes.

Commission members discussed the traffic and speed concerns.

Eggers stated that the townhome development has more greenspace than the other townhome builds in town. There will be landscaping, trees, and a dog park.

Eggers stated that the lake lots of Silver Creek are the only residents that have access to the lake, when asked by commission member.

Commission members discussed Copper Oaks Court building driveway lane and the concern that residents may park in the driveway lane. They also discussed the distance from the buildings to the dumpster. Rich Thompson asked them to consider adding more parking to the Copper Oaks Court buildings. Steve Eggers stated they could consider it and will add an additional enclosed dumpster to that building area, not on the driveway lane. Eggers confirmed the enclosed dumpster will be at the end of the driveway lane.

Eggers stated that there will be a 12x12 patio with vinyl privacy fence. Buildings will be on a slab and bedrooms will be on the second floor. If an ADA resident requests for an ADA house, they can make a zero entry and 100% ADA compliant for that request.

Barrows stated that the original development design was for multi-family housing. The engineers have designed the storm water drainage for development. Engineers can provide a report, if needed.

The development engineer commented on the drainage plans and the surface drainage flow. Storm sewer along South Street will flow to city storm sewer.

Commission members pointed out that the townhomes development will be significantly changing the impermeable surface and want to ensure that the drainage is adequate. Engineer stated that the drainage will flow southwest.

Eggers stated that they will take the front downspouts trench out towards the back. He ensures that they would not direct flow out onto the street. He pointed out that, just like their single-family builds, they bury all the downspouts. They will trench it southwest. He described the easement in-between two lots, there will be a swale that will allow the surface drainage towards the lake. Eggers continued, stating they will put a box culvert which will allow water to flow back down towards the lake.

Millikin requests that the city's contracted engineer reviews the flow that is being tied in. He expects it to all run off and pool onto the intersection. The development engineer presented the drainage and flow design on the provided site plan. Eggers stated that there is an overflow that runs to Silver Creek.

Steve Eggers invited the commission to come and check everything out at their Silver Creek Development Open House on Saturday from 11a-3p.

Resident Adam Engel presented concerns. He requests no dumpsters on South 10th street because he is tired of picking up trash, referencing the previous apartment building. Barrows confirmed that there will not be a dumpster on South 10th Street and the dumpsters on West South Street will be enclosed.

Engel continued, stating that South 10th Street floods during rain events.

Engel presented statements from neighbors that could not be present. He stated that the development contractors are skilled and do excellent work. However, his neighbors and he object to the townhome development. The traffic on South 10th Street is very dangerous due to the amount of traffic, speed, and lack of obeying the stop sign. South 10th Street acts as an entrance to South Mascoutah. There are other subdivisions on South 10th Street. During farming season, South 10th Street is used by farm equipment to move grain. He has never seen TWM perform a transportation survey study. The possibility of adding townhomes along with another subdivision will add to the traffic problem. West State and West South Street are incredibly narrow. The current infrastructure is outdated and failing. Sink holes are present and additional traffic will only make it worse. He referenced the city website regarding the comprehensive plan. The comprehensive plan states that it is a requirement that sidewalks be installed on both sides of the public right of way in subdivisions. He reports that there are two subdivisions, three blocks south of Main Street on 10th, that there is only one sidewalk on that road, and it is east side of 10th not the west. He points out that the city is missing 3 blocks of sidewalk on the west. He continues that the comprehensive plan states that multi-family housing such as townhomes are not encouraged and are most suitable near or around commercial shopping areas. He points out that this development is not near commercial. He also stated that the Planning Commission had a hearing on February 20th, 2019, to discuss 16 townhomes that Matt Stukenberg wanted to build at the southeast corner of the same subdivision, which would be directly in front of Marka Nursing Home. The planning commission along with the city council voted against that

development. He along with his neighbors, welcome the Silver Creek estates with open arms, however, do not welcome the Silver Creek Townhomes as they want to keep the area residential homes only.

Resident Laverne Rehbein has lived on South 10th Street for over 60 years. She pointed out heavy traffic on West South and South 10th Streets. She also stated that the parcels are too small for 16 units. She stated there is a shortage of single-story for senior living options. Rehbein stated her neighbors would rather have a common ground area or park for residents of Silver Creek Estates and Mar-Ka Nursing and Assisting Living. She presented the commission with signatures stating the neighborhood wants to stay single-family.

Millikin asked if there was ever a design that was workable so that the driveways face each other rather than facing the roadways, like an apartment complex. Builder, Mike Bush stated they do not want the back of the buildings to face the roadways for privacy purposes, etc. They are going to build sidewalks along the townhome development.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 8:09 PM

CALL TO ORDER at 8:09 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT – none.

ALSO PRESENT

City Manager Becky Ahlvin, Planning and Zoning Administrator Tiffany Barrows, applicant Dan Trapp Director of Engineering and Planning at MidAmerica St. Louis Airport, applicant Steve Eggers Operations Manager at Kappert Construction, and Builder Mike Bush.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT – NONE

AMEND AGENDA – NONE

MINUTES FROM July 19, 2023

Connor moved, seconded by Thompson to approve the minutes from the July 19, 2023, Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

PC 23-04, Site Plan and Architectural Review, MidAmerica Airport Terminal Modifications Phase 4

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

MOTION:

Jung moved, seconded by Thompson, that the Planning Commission recommend approval of the Site Plan and Architectural Review for MidAmerica Airport Terminal Modifications Phase 4 located at 9656 Air Terminal Dr., Mascoutah IL 62258, subject to attached Findings, and forward to the City Council with a recommendation of approval.

THE MOTION BY ROLL CALL

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

PC 23-05 – Site Plan and Architectural Review, Silver Creek Townhomes

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

MOTION:

Connor moved, seconded by Klopmeier, that the Planning Commission recommend approval of the Site Plan and Architectural Elevations for proposed townhomes (4 buildings, 16 units) at Silver Creek Development, lots located at 100 Copper Oaks Drive (also identified as parcel 10-31-0-113-028 and South 10th Street (also identified as parcel 10-31-0-113-029).

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe abstained, and Chairman Ken Zacharski aye.
6-ayes, 0-nays, 1-absent

MISCELLANEOUS

Code Change to Chapter 34, Recreational Vehicles

The recommendations of language and changes for the RV code are to be sent to Tiffany Barrows so that she may draft a recommendation summary report to present at the next meeting.

Rich Thompson stated that he would draw up the language to differentiate recreational vehicles.

Barrows also reported on the Falcon Place Drainage review. The property owner/developer called in an updated that the drainage has been restored to its approved planned condition. Oates

will perform a follow-up visit on the drainage restoration and report back before the next Planning Commission meeting.

Barrows stated that she expects to see the site plan review for the additional development at Falcon Place at next month's meeting.

ADJOURNMENT

Thompson moved, seconded by Millikin to adjourn at 8:11 p.m. All were in favor.

Tiffany M Barrows, Planning and Zoning Administrator