

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

**SEPTEMBER 20, 2017**

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

**PUBLIC HEARING – 7:00PM**

**PC 17-04 – Rezoning of 45 acres, 10270 Perrin Rd, from General Commercial (GC) to Agricultural (AG).**

City Manager Cody Hawkins presented the report for the rezoning request explaining the applicant, Rob Anstedt, wishes to build a house on his families ground. To do so, he is requesting this ground be re-zoned from General Commercial to Agriculture. Parcel # 10080200005 is 36 acres, and Parcel # 10050400004 is 9 acres. This ground is part of an Anstedt/Hoerchler family trust. The ground currently is a farm field, has a pond, barn, and garage.

A public notice was sent to property owners within 250' and as of today no one has contacted the city about this rezoning. Neighboring properties are depicted as General Commercial on the Land Use Map in the City's Comprehensive Plan.

The City is anticipating commercial and industrial development north of Fuesser Road to Interstate 64, due to this area's location to a major highway/interstate system and its proximity to Scott Air Force Base and MidAmerica St. Louis Airport. Residential development is encouraged to begin south of Fuesser Road, and preferably outside of the Airport Overlay District, where additional development regulations are imposed.

Cody explained that approximately 600 acres of property north and south of Interstate 64 should be designated as "Freeway Commercial." This area should be preserved for planned commercial centers and planned business/office parks. Frontage roads should be constructed to facilitate development, such as the case with the 106 acre MidAmerica Development located in the northwest quadrant of the Hwy. 4/I-64 intersection. Specific land use and zoning regulations should be considered to guide development standards, (e.g. building materials, sign regulations, and designed urban spaces). Storm water management should also be approached from a "regional" scope rather than individual lot development. This area will ultimately serve as a regional shopping/retail destination per the comp plan.

Rob Anstedt the applicant was present and explained that this property has been in his family for 70 years and he feels like he should be able to build a house on it if he chooses to. He stated that the property around his will not be developed any time soon and he thinks it is ridiculous for us to tell him what he can and cannot do. There was quite a bit of discussion amongst the members, applicant and staff trying to explain both sides.

Cheryl Logan and John Logan are neighbors and spoke in favor of letting the Anstedt/Hoerchler Family change the zoning to do whatever they would choose on their property.

Cody Hawkins City Manager stated that city staff does not recommend approval of the rezoning of 45 acres located at 10270 Perrin Road from General Commercial (GC), to Agriculture (AG) due to the fact that his job is to follow the comprehensive plan and it is up to this commission and the council as to if they want to make exceptions.

There was no further discussion.

#### **PUBLIC HEARING ADJOURNED at 7:39 PM**

#### **CALL TO ORDER at 7:40PM**

Chairman Ken Zacharski called the meeting to order.

#### **PRESENT**

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

#### **ABSENT – NONE**

#### **ALSO PRESENT**

Administrative Assistant Melissa Schanz, City Manager Cody Hawkins, Assistant City Manager Mike Bolt, Councilman Paul Schorr, applicant Rob Anstedt & property in question neighbors Cheryl & John Logan.

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

A quorum of Planning Commission members was present.

#### **GENERAL PUBLIC COMMENT - None**

#### **AMEND AGENDA**

There was no need to amend Agenda.

#### **MINUTES**

Lee moved, seconded by Conner, to approve the minutes of the August 16, 2017 Planning Commission Meeting.

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

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye

7-ayes, 0-nays

#### **PC 17-04 – Rezoning of 45 acres, 10270 Perrin Rd, from General Commercial (GC) to Agricultural (AG).**

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

#### **MOTION:**

Jung moved, seconded by Klopmeier that the Planning Commission recommends approval of the rezoning request of 45 acres located at 10270 Perrin Road from GC, General Commercial, to AG, Agriculture, subject to the Finding attached.

**THE MOTION BY ROLL CALL**

Charles Lee abstain, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson nay, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski nay  
4-ayes, 2-nays , 1-abstain

**MISCELLANEOUS** – None

**ADJOURNMENT**

Lee moved, seconded by Thompson, to adjourn at 7:48 p.m. All were in favor.