Mascoutah City Council
June 3, 2019
REGULAR MEETING AGENDA

7:00 pm – City Council Meeting

1. **PRAYER & PLEDGE OF ALLEGIANCE**

2. **CALL TO ORDER**

3. **ROLL CALL**

4. **AMEND AGENDA** – consideration of items to be added/ deleted to /from the meeting agenda. *No action can be taken on added items, but may be discussed only. Exceptions – emergency items as authorized by law.*

5. **MINUTES**, May 20, 2019 City Council Meeting *(Page 1 to Page 3)*

6. **PUBLIC COMMENTS (3 minutes)** – opportunity for the public to comment.

7. **REPORTS AND COMMUNICATIONS**
   - **A.** Mayor
   - **B.** City Council
   - **C.** City Manager
   - **D.** City Attorney
   - **E.** City Clerk

8. **COUNCIL BUSINESS**

   A. Council Items for Action –

   1. **Final Plat – Re-subdivision of Lot 1 of The Plaza (second reading)** *(Page 4 to Page 6)*

      Description: Council approval of an ordinance approving the Final Plat for a re-subdivision of Lot 1 of The Plaza.

      Recommendation: Council Approval and Adoption of Ordinance.

   2. **PC 19-03 – Lakeside Estates Rezoning and Annexation (second reading)** *(Page 7 to Page 15)*

      Description: Council approval of a rezoning application for one parcel (09-36-0-201-036) from Agriculture (AG) to Single Family Residential (RS-5) and annexation request for one parcel (09-36-0-201-029) with zoning to be designated as Single Family Residential (RS-5). Both parcels are generally located west of McKinley Street and northwest of Eisenhower Street, commonly known as the old Mascoutah Golf Course.

      Recommendation: Council Approval and Adoption of Ordinances.

B. **Council Miscellaneous Items**

C. **City Manager**

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION – NONE

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 5/30/19 at 5:00 PM

CITY OF MASCOUTAH
CITY COUNCIL MINUTES
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030

MAY 20, 2019

The minutes of the regular meeting of the City Council of the City of Mascoutah.

PRAYER AND PLEDGE OF ALLEGIANCE

City prayer was delivered by City Clerk Kari Haas. The Council remained standing and recited the Pledge of Allegiance.

CALL TO ORDER

Mayor Gerald Daugherty called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Mayor Gerald Daugherty and Council members John Weyant, Pat McMahan, and Walter Battas.

Absent: Council member Michael Baker.

Other Staff Present: City Manager Brad Myers, City Clerk Kari Haas, City Attorney Al Paulson, Police Chief Scott Waldrup, City Engineer Tom Quirk, Fire Chief Joe Zinck, Finance Coordinator Lynn Weidenbenner, and EMS Supervisor Jeremy Gottschammer.

Establishment of a Quorum: A quorum of City Council members was present.

AMEND AGENDA

None.

MINUTES

The minutes of the May 6, 2019 regular City Council meeting were presented and approved as presented. The minutes of the May 6, 2019 Executive Session meeting were presented and approved as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Amy King and Nicole Webster – co-directors of St. Clair T&R and Rescue, group in the county that does trap, neuter and return for feral cats; shared information regarding a resolution passed by St. Clair County to become a no kill community by 2020; asked the City to consider making their current ordinances in line with the one St. Clair County adopted; provided a copy of what St. Clair County adopted regarding the same.

DEPARTMENT REPORTS

Fire Chief Joe Zinck – April 2019 report was provided.

Police Chief Scott Waldrup – April 2019 report was provided.

Finance Coordinator Lynn Weidenbenner – Monthly financials provided.

Public Works Director Jesse Carlton – absent – April 2019 building report was provided.

City Engineer Tom Quirk – Status report on public projects was provided.

REPORTS AND COMMUNICATIONS

Mayor
Attended the following meetings and functions: Chamber meeting, Lions Club golf tournament, Military Affairs Committee meeting, SLM Water Commission meeting, IMEA/IMUA Conference in Springfield, Trinity farmstead event.

City Council
Weyant – Attended the following meetings and functions: Lions Club golf tournament.

McMahan – Attended the following meetings and functions: Fire Department Open House, Chamber meeting, Lions Club golf tournament.

Battas – Attended the following meetings and functions: Lions Club golf tournament.

City Manager – Chamber meeting, IMEA/IMUA Conference in Springfield, meetings on electric project, meeting with business owner regarding fitness center, meetings with outgoing Assistant City Manager, Military Affairs Committee meeting.
City Attorney – Nothing to report.
City Clerk – Nothing to report.

SWEARING IN

James Watkins was sworn in as Police Officer by City Clerk Kari Haas.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The April 2019 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

McMahan moved, seconded by Weyant, to accept all items under Omnibus consideration.

Motion passed. AYE's – Weyant, McMahan, Battas, Daugherty. NAY's – none. ABSENT – Baker.

FINAL PLAT – RE-SUBDIVISION OF LOT 1 OF THE PLAZA (FIRST READING)

City Manager presented report for Council consideration of approval of an ordinance approving the Final Plat for a re-subdivision of Lot 1 of The Plaza subdivision.

First reading. No action required.

PC 19-03 – LAKESIDE ESTATES REZONING AND ANNEXATION (FIRST READING)

City Manager presented report for Council consideration of approval of a rezoning application for one parcel (09-36-0-201-036) from Agriculture (AG) to Single-Family Residential (RS-5) and annexation request for one parcel (09-36-0-201-029) with zoning to be designated as Single Family Residential (RS-5). Both parcels are generally located west of McKinley Street and northwest of Eisenhower Street, commonly known as the old Mascoutah Golf Course.

First reading. No action required.

COUNCIL – MISCELLANEOUS ITEMS

Councilman McMahan commented on more wood chips needing to be ordered to finish filling in around the playgrounds at Scheve Park, Maple Park and Leu Civic Center.

CITY MANAGER – MISCELLANEOUS ITEMS

None.

PUBLIC COMMENTS

None.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Battas, to **adjourn at 7:26 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.

Kari D. Haas, mme

Kari D. Haas, City Clerk

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Brad Myers – City Manager

SUBJECT: **Final Plat – Re-subdivision of Lot 1 of The Plaza (second reading)**

MEETING DATE: June 3, 2019

REQUESTED ACTION:
Approval of an ordinance approving the Final Plat for a re-subdivision of Lot 1 of The Plaza Subdivision.

BACKGROUND & STAFF COMMENTS:
The owner (Barry Hayden) is requesting a re-subdivision of Lot 1 of The Plaza. Currently there are three separate warehouses constructed on the lot and this re-subdivision would provide each warehouse location a separate parcel id. The 3.5 acre parcel would become three separate parcels: 1.38 acre parcel, 0.99 acre parcel, and 1.17 acre parcel.

RECOMMENDATION:
Council approval of Ordinance, as attached.

SUGGESTED MOTION:
I move that the City Council approve and adopt Ordinance 19-___, approving the Final Plat for the re-subdivision of Lot 1 of The Plaza Subdivision, dividing one lot into three standard lots, located on the west side of Illinois Route 4 and east side of Beller Drive.

Prepared By: Kari D Haas
Kari D. Haas
City Clerk

Approved By: Brad Myers
Brad Myers
City Manager

Attachments: A – Ordinance
B – Updated Plat

ORDINANCE NO. 19-___

FINAL PLAT, RESUBDIVISION OF LOT 1 OF THE PLAZA

An Ordinance approving the Final Plat for the Resubdivision of Lot 1 of The Plaza Subdivision, dividing one lot into three standard lots, located on the west side of Illinois Route 4 and east side of Beller Drive.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, pursuant to the recommendation of the Planning Commission and in accordance with the powers of the City of Mascoutah as a "Home Rule Unit" as granted by the Illinois Constitution, 1970, Article 7, Section 6 and in accordance with the Subdivision Ordinance of the City of Mascoutah, the final subdivision Ordinance of the City of Mascoutah, the final subdivision plat for the Resubdivision of Lot 1 of The Plaza, dividing one lot into three standard lots, located on the west side of Illinois Route 4 and east side of Beller Drive. Being a subdivision of part of the City of Mascoutah, St. Clair County, Illinois as prepared by Ricky R. Cox Land Surveying is hereby approved.

This Ordinance shall go into full force and effect from and after its passage and approval all as provided by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 3rd day of June, 2019, and deposited and filed in the Office of the City Clerk in said City on that date.

	Aye	Nay	Abstain	Absent
John Weyant	___	___	___	___
Pat McMahan	___	___	___	___
Michael Baker	___	___	___	___
Walter Battas	___	___	___	___
Gerald Daugherty	___	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 3rd day of June, 2019.

_____
Mayor

ATTEST:

_____
City Clerk
(Seal)

Attachment A

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Brad Myers, City Manager

SUBJECT: **PC 19-03 – Lakeside Estates Rezoning and Annexation (second reading)**

MEETING DATE: June 3, 2019

REQUESTED ACTION:
Council approval of a rezoning application for one parcel (09-36-0-201-036) from Agriculture (AG) to Single Family Residential (RS-5) and annexation request for one parcel (09-36-0-201-029) with zoning to be designated as Single Family Residential (RS-5). Both parcels are generally located west of McKinley Street and northwest of Eisenhower Street, commonly known as the old Mascoutah Golf Course.

BACKGROUND & STAFF COMMENTS:
The applicant, Normandy Land Investments, wishes to rezone a 19 acre tract and a 3 acre tract of ground from Agricultural (AG) to Single Family Residential (RS-5). The properties are just west of McKinley Street, and just northwest of Eisenhower Street, commonly known as the old Mascoutah Golf Course. The 3 acre parcel is not currently in the City limits and petition for annexation has been filed to annex this parcel.

The applicant is wishing to build a subdivision called Lakeside Estates, with 26 lots, single family detached homes, age 55+ and over community. There is a pending sales contact agreement to purchase this ground that is contingent upon City of Mascoutah approval. This is noted as an attachment in this report.

The Site Plan and Architectural review for the planned subdivision would come to the Planning Commission and City Council at a later date. In depth infrastructure and engineering would be discussed during at that time.

DISCUSSION POINTS / ISSUES:
Land Use and Zoning Requirements: Neighboring properties are currently depicted as Residential, Multi Family, Agriculture, and General Commercial.

Utilities: City of Mascoutah utilities are located close nearby.

Traffic: Traffic would be affected if property rezoned, as there would be an increase in vehicular traffic.

Public Notice: A request to rezone property and annex property requires a public hearing before the Planning Commission. The legal notice for the public hearing was published and notices

were sent to property owners within 250' of the subject properties. There were comments and concerns received during the public hearing held by the Planning Commission mostly regarding drainage and traffic; these comments and concerns will be addressed during the site plan review.

Zoning Amendment Review: In accordance with Sections 34-15-4 and 34-15-7, any proposed rezoning/map amendment shall be reviewed by the Planning Commission and a public hearing held to review the application. An affirmative vote of two-thirds of the members of the City Council shall be required to approve any rezoning request.

Planning Commission: The Planning Commission held a public hearing and recommended approval of this rezoning and annexation request at their May 15th, 2019.

STAFF RECOMMENDATION:
Staff recommends approval of the rezoning requests and annexation request.

SUGGESTED MOTION:
I move that the Council approve and adopt Ordinance No. 19-___, approving the rezoning request for one parcel (09-36-0-201-036) from Agriculture (AG) to Single Family Residential (RS-5); and approve and adopt Ordinance No. 19-___, approving the annexation request for one parcel (09-36-0-201-029) with zoning to be designated as Single Family Residential (RS-5).

Prepared By: Kari D. Haas
Kari D. Haas
City Clerk

Approved By: Brad Myers
Brad Myers
City Manager

Attachments: A – Annexation Ordinance
B – Rezoning Ordinance
C – Map / Location / Current Zoning

ORDINANCE NO. 19-___

AN ORDINANCE ANNEXING CERTAIN PROPERTIES OWNED BY NORMANDY LAND INVESTMENTS LLC TO THE CORPORATE LIMITS OF THE CITY OF MASCOUTAH

WHEREAS, Owners of said Property have petitioned the City to have said property annexed to the City of Mascoutah, and:

WHEREAS, The said Property is contiguous to the Corporate limits of the City of Mascoutah, and:

WHEREAS, The City and Petitioner have agreed to proper zoning, with said zoning to be Single-Family Residential (RS-5), per City Code Requirements, and:

WHEREAS, all petitioning documents have been submitted and accepted by the City, and:

WHEREAS, The City now desires to officially accept the annexation of the above-mentioned Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: This Property is officially annexed. A copy of the Legal Description and Annexation Plat is attached as Exhibit 1.

SECTION 2: This Property is to be zoned Single-Family Residential (RS-5).

SECTION 3: That the Ordinance shall be in full force and effect from after its passage and approval as provided by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 3rd day of June, 2019, and deposited and filed in the Office of the City Clerk in said City on that date.

Attachment A

	Aye	Nay	Absent
John "Jack" Weyant	___	___	___
Pat McMahan	___	___	___
Michael Baker	___	___	___
Walter Battas	___	___	___
Gerald Daugherty	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 3rd day of June, 2019.

_____
Mayor

ATTEST:

_____
City Clerk
(SEAL)

ORDINANCE NO. 19-___

AN ORDINANCE AMENDING CHAPTER 34, ARTICLE IV, OFFICIAL CHANGE TO THE ZONING MAP PER ARTICLE XV OF THE CITY OF MASCOUTAH CODES, COMMONLY REFERRED TO AS THE UNIFIED LAND DEVELOPMENT CODE.

WHEREAS, The City now desires to officially change the City's Zoning Map from Agriculture (AG) to Single Family Residential (RS-5) for subject property described as:

Permanent Parcel No. 09-36-0-201-036.

commonly known as County Rd, Mascoutah, IL; and

WHEREAS, City staff and the Planning Commission have processed and recommended approval for this Zone Map change per City regulations; and

WHEREAS, the Planning Commission's official "Report to Council" is represented by a complete report attached hereto and has been forwarded to the City Council for deliberation, approval and adoption of this Zone Map change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That Chapter 34 "Unified Land Development Code," Article IV – Official Map, is hereby amended to officially change the property described as:

Permanent Parcel No. 09-36-0-201-036.

commonly known as County Rd, Mascoutah, IL, as depicted in Exhibit A, from Agriculture (AG) to Single Family Residential (RS-5).

SECTION 2: That the Ordinance shall be in full force and effect from after its passage and approval as provided by law.

Attachment B

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 3rd day of June, 2019, and deposited and filed in the Office of the City Clerk in said City on that date.

	Aye	Nay	Absent	Abstain
John "Jack" Weyant	___	___	___	___
Pat McMahan	___	___	___	___
Michael Baker	___	___	___	___
Walter Battas	___	___	___	___
Gerald Daugherty	___	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 3rd day of June, 2019.

_____
Mayor

ATTEST:

_____
City Clerk
(SEAL)

St Clair County Parcel Map

'24/2019, 10:35:51 AM

ajor Highways
20
30

MidAmerica Flight Line
Scott Flight Line
Railroads

Municipalities
ALORTON
BELLEVILLE
BROOKLYN
CAHOKIA
CASEYVILLE
CENTREVILLE
COLLINSVILLE
COLUMBIA
DUPO
EAST CARONDELET
EAST ST LOUIS

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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St Clair County

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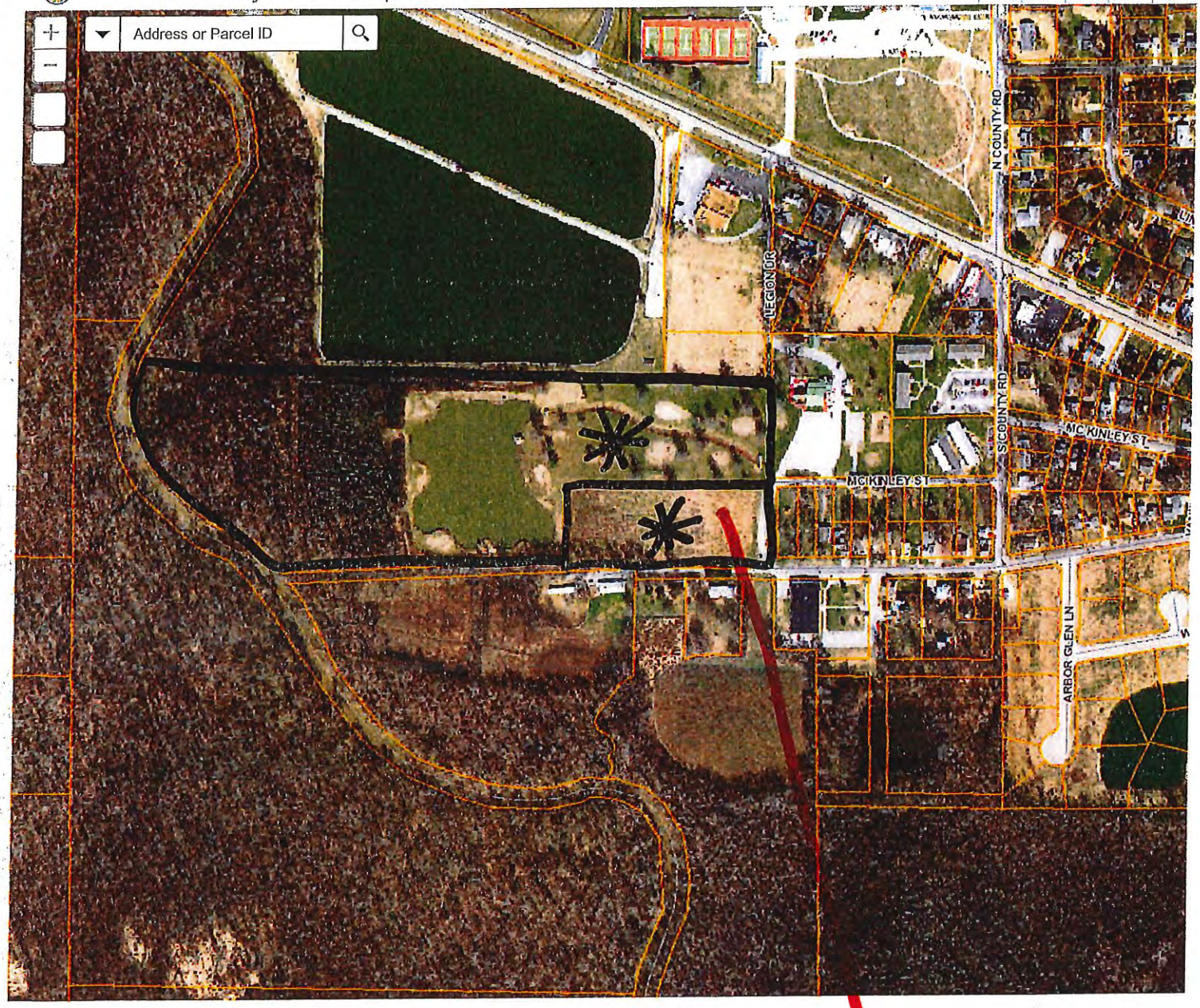
(C)

St Clair County Parcel Map Viewer

St Clair County GIS

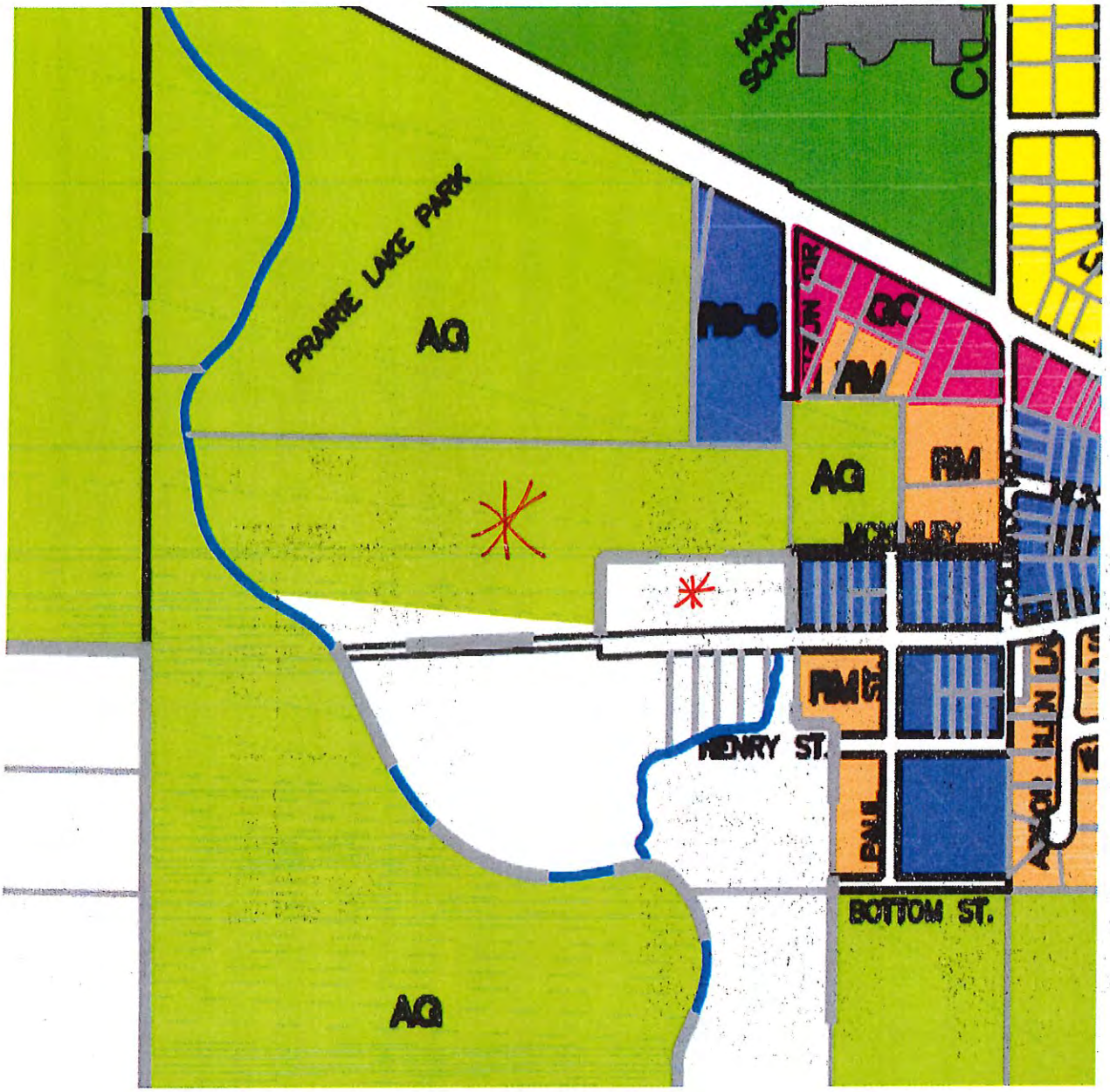


Location

Annexation Request

14

300ft

-89.811 38.494 Degrees

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