

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

**FEBRUARY 18, 2015**

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

**PUBLIC HEARING – 7:00PM**

**PC 15-01 –TEXT AMENDMENT TO UNIFIED LAND DEVELOPMENT CODE, ARTICLE V. DISTRICT REGULATIONS, DIVISION 3. “RS-8,” SINGLE FAMILY RESIDENTIAL DISTRICT, SECTION 34-5-23. CONDITIONAL USES. PETITION IS A REQUEST TO ADD “DUPLEX” AS A CONDITIONAL USE IN A RS-8, SINGLE-FAMILY RESIDENTIAL DISTRICT**

Lisa Koerkenmeier, Assistant City Manager explained that there is a resident of Mascoutah, Ms. Amy Komrska, who is requesting a text amendment to add “duplex” as a conditional use in the RS-8, Single-Family Residential District. The applicant has interest in purchasing property located on N. 6<sup>th</sup> Street. The property includes a duplex which is a legal non-conforming use since it has been vacant for several years and the utilities were disconnected. The applicant has provided a written statement requesting a text amendment to add “duplex” as a conditional use in a RS-8 District. If the amendment is approved, it is the intent of the applicant to apply for a conditional use permit to reestablish the structure as a duplex.

Koerkenmeier noted that this request needs to be reviewed by the Planning Commission in the context of what is the impact to the entire community and RS-8 neighborhoods if duplexes may be allowed by conditional use in *all areas zoned RS-8*, and not by the specific properties identified in the application or circumstances of the applicant. She then reviewed the request as it relates to the RS-8 District dimensional regulations, setbacks, lot coverage, maximum density and required parking for single-family units and duplexes.

The applicant Amy Komrska along with her dad Steven Thompson and Nancy Larson all spoke in regards to the request to add “Duplex” as a conditional use in a RS-8, Single Family Residential District. They understood the City would not want to approve every request for a duplex in a RS-8 District, but that is why the conditional use permit would be needed. They all explained that the floor plan and structure of the existing duplex would not be realistic to convert to a single family home.

Chairman Ken Zacharski said he understood their reasoning, but it would open up a can of worms. Commission Member Rich Thompson asked what happens if not accepted. Koerkenmeier explained that the house would need to be converted or could be replaced by a single family home. Before closing the hearing the applicant and her dad explained how they have lived in the duplex years ago and that this location is a featured part of town and it would make 6<sup>th</sup> Street look so much better. They feel it is just “common sense” to approve.

There was no further discussion.

**PUBLIC HEARING ADJOURNED at 7:21 PM**

**CALL TO ORDER at 7:22 PM**

Chairman Ken Zacharski called the meeting to order.

**PRESENT**

Commission members Charles Lee, Rich Thompson, Bruce Jung, and Chairman Ken Zacharski were present.

**ABSENT -**

Jack Klopmeier & Glenn Shelley

**ALSO PRESENT**

Administrative Assistant Melissa Schanz, Assistant City Manager Lisa Koerkenmeier, Code Enforcement Official Danny Schrempp, Mayor Daugherty, Representatives for each project.

**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 Jung, to approve the minutes of the December 18, 2014 Planning Commission Meeting.

**THE MOTION BY ROLL CALL**

Charles Lee aye, Jack, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye  
4-ayes, 0-nays

**PC 15-01 – TEXT AMENDMENT TO UNIFIED LAND DEVELOPMENT CODE,  
ARTICLE V. DISTRICT REGULATIONS, DIVISION 3. “RS-8,” SINGLE FAMILY  
RESIDENTIAL DISTRICT, SECTION 34-5-23. CONDITIONAL USES. PETITION IS A  
REQUEST TO ADD “DUPLEX” AS A CONDITIONAL USE IN A RS-8, SINGLE-  
FAMILY RESIDENTIAL DISTRICT**

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

**MOTION**

Lee moved, seconded by Thompson that the Planning Commission deny the request of a text amendment to add “duplex” as a Conditional Use in the RS-8, Single-Family Residential District, subject to the attached Findings, and forward the recommendation to the City Council.

**THE MOTION BY ROLL CALL**

Charles Lee aye, Rich Thompson aye, Bruce Jung nay, and Chairman Ken Zacharski aye  
3-ayes, 1-nay

**PC 15-02 –ACE HARDWARE – MAJOR SITE PLAN AND ARCHITECTURAL REVIEW FOR A WAREHOUSE/DISTRIBUTION FACILITY AT THE SOUTHEAST CORNER OF N. MARKET AND E. CHURCH STREEETS (REAR OF 101 E. MAIN STREET)**

Lisa Koerkenmeier reviewed Site Plan with Commission explaining that Bill Millikin of Millikins LLC, has initiated the exterior renovation of the former Mascoutah Hardware Building at 101 E. Main Street. This project will include a new roof, tuck pointing of the building, removal of the front awning, replacement or upgrading of the windows, adding handicap access to the retail areas of the building and a complete renovation of the first floor retail space. After the space is renovated, Ace Hardware plans to make a significant investment in the interior store space.

The redevelopment project requires the construction of a new 10,972 square foot warehouse and distribution center at the southeast corner of N. Market and E. Church Streets (the rear of 101 E. Main Street) to be used as an accessory use by the hardware business. The property will provide storage, receiving, and the outdoor lawn and garden portion for Ace Hardware. The project requires extensive site preparation including the removal of all the existing buildings and the relocation of electric and telecommunication utilities. Koerkenmeier also explained that approval of outdoor display area and variance of 5' from maximum height of an accessory structure was included in the conditions of approval

The existing hardware building and the warehouse/distribution facility will be connected by two covered walkways. It will also have a loading dock ramp along E. Church Street and an outdoor sales area and accessibility improvements along N. Market Street.

Commission member Charles Lee questioned the amount of room for trucks to back into loading dock. Member Bruce Jung explained how the trucks would come in and told the commission how perfect it is set up for truck drivers. Storm drainage was discussed and the plan has been reviewed by the Mascoutah Surface Water Protection District. Applicant Bill Millikin stated that they are matching the height of the new building with the existing building and adding masonry to enhance the appearance of the building. The new building will be constructed at ground level with the existing building to make it handicap accessible.

There was no further discussion.

**MOTION**

Thompson moved, seconded by Jung that the Planning Commission approve the Site Plan and Architectural Elevations for a new warehouse/distribution facility at the southeast corner of N. Market and E. Church Streets (rear of 101 E. Main Street), subject to the Findings and Conditions of Approval included in the staff report.

**THE MOTION BY ROLL CALL**

Charles Lee aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye  
4-ayes, 0-nays

## **PC 15-03 – PRELIMINARY PLAT FOR CHIEF VIEW ESTATES**

Lisa Koerkenemeier gave brief overview of the project explaining that the applicant AKS Development LLC, represented by Tim Kappert, is the property owner of a 6.78 acre parcel located at the southwest corner of Fuesser Road and N. 6<sup>th</sup> Street. In September 2014, the parcel was rezoned RS-10, Single-Family Residential. The property is also located in the AO-Airport Overlay District, specifically the Accident Potential Zone (APZ-2) which limits single-family residential density to one dwelling unit per acre. The preliminary plat depicts the land to be subdivided into one (1) acre single-family residential lots.

Koerkenmeier also stated that the City received determination of the subdivision's compatibility from the Community Base Planner at Scott Air Force Base.

Eric Olson representing AKS and Millennia Professional Services was there to take questions and address any concerns.

There was no further discussion.

### **MOTION**

Lee moved, seconded by Jung that the Planning Commission approve the Preliminary Plat for Chief View Estates, subject to the amended Findings included in the staff report, which adds a condition that the pavement width of the cul-de-sac radius be increased to 42' per code requirements, and forward to the City Council with a recommendation of approval.

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

Charles Lee aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye  
4-ayes, 0-nays

### **WORK SESSION**

Lisa Koerkenmeier explained how she will proceed with the review of permitted, conditional and planned uses in each commercial district. She will forward the matrix to members via email for review and at the next meeting those uses on the matrix which have a difference of opinion on how they will be categorized will be discussed by the Commission.

### **MISCELLANEOUS**

None

### **ADJOURNMENT**

Lee moved, seconded by Jung, to adjourn at 8:08 p.m.