

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

MARCH 18, 2015

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

CALL TO ORDER at 7:00 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT

Jack Klopmeier was absent.

ALSO PRESENT

Assistant City Manager Lisa Koerkenmeier was present.

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 Thompson, to approve the minutes of the February 18, 2015 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Charles Lee aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
6-ayes, 0-nays

PC 15-04 – FINAL PLAT FOR CHIEF VIEW ESTATES

Koerkenmeier reviewed the Final Plat for Chief View Estates, a six (6) lot single-family residential development located at the southwest corner of N. 6th Street and Fuesser Road. The applicant AKS Development LLC, represented by Tim Kappert, is the property owner. Commission discussed zoning, Airport Overlay requirements, IDOT permit requirement for access to N. 6th Street, internal street and pavement radius requirements, internal and external sidewalk requirements, utilities, drainage, park fees, and the improvement plans. The plat and improvement plans meet all the Unified Land Development Code requirements.

MOTION

Thompson moved, seconded by Jung, that the Planning Commission approve the Final Plat for Chief View Estates, subject to attached Findings, and forward to the City Council with a recommendation of approval.

THE MOTION BY ROLL CALL

Charles Lee aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
6-ayes, 0-nays

WORK SESSION TO UPDATE CHAPTER 34

The Planning Commission continued the review of the zoning districts and the uses to be permitted by right, planned use or conditional use approval. Koerkenmeier noted that following the Commission's completion of reviewing all of the uses, a major portion of the Code can be re-written and edited.

The location of churches and other places of worship were reviewed in relation to the Federal Religious Land Use Protection Act.

MOTION

Jung moved, seconded by Thompson, that the Planning Commission include churches and other places of worship as a planned use in all zoning districts.

THE MOTION BY ROLL CALL

Charles Lee aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
6-ayes, 0-nays

Allowing animal production in the Agricultural District was discussed.

MOTION

Thompson moved, seconded by Shelley, that the Planning Commission permit animal production by conditional use in the AG District.

THE MOTION BY ROLL CALL

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

The Commission discussed if several uses, specifically; auto and other equipment dealers, auto repair shops, equipment rental and leasing, and outside storage of merchandise or inventory should be permitted by right, planned use or conditional use approval in the Downtown Commercial District. Koerkenmeier will survey the existing DC zoned areas for any existing businesses of these types of uses and report back to the Commission.

The definition of check cashing business was reviewed.

MOTION

Jung moved, seconded by Thompson, that the Planning Commission permit a check cashing business by conditional use in the DC District.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

Commission discussed if a stand-alone car wash should be permitted by right or by conditional use in the Downtown Commercial District. It was pointed out that if an automobile service station/convenience store with a car wash accessory to the store would require conditional use approval in the DC District, then a stand-alone car wash should be permitted by conditional use in the DC District.

MOTION

Jung moved, seconded by Connor, that the Planning Commission permit a car wash by conditional use in the DC District.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

The location of display, designers and builder shops in the General Commercial District was discussed.

MOTION

Jung moved, seconded by Thompson, that the Planning Commission permit by right display, designers and builder shops in the GC District.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

The Commission discussed the appropriateness of permitting manufacturing activities in the Light Industrial District. Allowing manufacturing by conditional use approval in the LI District was proposed. Koerkenmeier will research North American Industry Classification System (NAICS) and Standard Industrial Classification (SIC) Codes for variation in light manufacturing activities and report back to the Commission. It was suggested that manufacturing activities may need to be broken out into specific manufacturing types, such as what was done with textile manufacturing.

Retail sales, general merchandise, except adult use related businesses were discussed. It was suggested that regulation and location of adult use related businesses in Chapter 7 be reviewed and included on the matrix.

MISCELLANEOUS

None

ADJOURNMENT

Thompson moved, seconded by Lee, to adjourn at 8:38 p.m.