

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

MAY 20, 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, Jack Klopmeier, Glenn Shelley, Bruce Jung, Jim Connor and Chairman Ken Zacharski were present.

ABSENT

Rich Thompson was absent.

ALSO PRESENT

Assistant City Manager Lisa Koerkenmeier, Danny Schrempp, Administrative Assistant Melissa Schanz, Mark Ratterman and Eric Olson were 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 Shelley, to approve the minutes of the March 18, 2015 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

PC 15-05 – REVIEW OF SITE PLAN/ARCHITECTURAL ELEVATIONS FOR DOMINO'S

Koerkenmeier explained how Mark Ratterman of MBR Management, proposes to construct a Domino's restaurant at Hayden Drive/IL Route 4. She also stated that this project will include construction of a new two-bay retail strip center, 2,964 square feet in size with a pick-up window and parking lot. The development will be located on a portion of Lot 2 of The Plaza which includes the Mobil gas/convenience store. To accommodate the Domino's project, Lot 2 will be re-subdivided.

The Commission reviewed parking and sidewalks along with access and circulation. They also addressed utilities and other code requirements before finishing up with the architectural elevations of the building and sign elevations. Koerkenmeier stated that the new parcel will not have direct access to Hayden Drive or IL 4, but rather will be served by a blanket access easement created over the Mobil station lot.

MOTION

Lee moved, seconded by Klopmeier, that the Planning Commission recommend approval of the Site Plan and Architectural Elevations for a Domino's store (two-bay retail strip center) at Hayden Drive/IL Route 4, subject to the attached Findings and Conditions of Approval with emphasis on conditions #3 & #8.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

WORK SESSION TO UPDATE CHAPTER 34

Staff and the Planning Commission reviewed the proposed amended site plan review section of the Chapter 34, the Unified Land Development Code.

MISCELLANEOUS

None

ADJOURNMENT

Lee moved, seconded by Jung, to adjourn at 7:43 p.m.