

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

APRIL 18, 2018

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

PUBLIC HEARING – 7:00PM

PC 18-04 – Plaza 23 LLC Rezoning Request, Parcel #10060300008.

Staff explained the applicants wishes to rezone 20.88 acres from General Commercial to Multiple Family Residential, so that he can build 52 apartment buildings, which would be 416 units (8 per building), and 765 parking spots.

Neighboring properties are depicted as General Commercial on the Land Use Map in the City's Comprehensive Plan. Traffic would be affected if property rezoned. If apartments built, and there would be an increase in vehicular traffic on Hayden Drive, Beller Drive, and State Route 4.

City of Mascoutah utilities are located close nearby. The City's Sewer Plant Operator along with staff does not recommend this with the City's current existing Sewer Plant capacity. Moreover, there are plans in the works for a new lift station by the airport. Size and plans regarding it, would need be reworked/increased if 416 apartment units were constructed. The City does have plans to build a new Sewer Plant in the next few years. Engineering and planning are currently in process.

The legal notice for the public hearing was published and notices were sent to property owners within 250' of the subject property. Staff has not received any opposition as of today.

Below are the Conditions of Approval the City would like to see approved if they agree to let the applicant proceed with this request.

- (1) Extend Hayden Drive west.
- (2) Southern portion to remain General Commercial (GC). (as indicated on attachments "G")
- (3) Northern tract to become Multi Family (RM). (as indicated on attachments "G")
- (4) Any utility & infrastructure upgrades/costs that are needed, will be the Developers responsibility.
- (5) Further sewer capacity studies will need to be analyzed, and approved by the City prior to any construction.

Applicant Barry Hayden explained how he has been trying to draw commercial businesses for the past 10years and nothing major has come. He also stated that when he brought this development to the City originally there was no problem with utilities.

Chairman Zacharski asked staff if we could service utilities today, it was stated that sewer would be the struggle, electric should be ok but we are looking at upgrading both over the next 5 years.

Becky Rehberger asked about setbacks and Jackie Overbee from Summerfield had concerns about the traffic, flooding and crime it could bring. Jerry Files asked staff if we do not approve Mr. Haydens project what are you going to do to help him attract businesses. City Manager Cody Hawkins stated we will continue to work with Mr. Hayden and we have TIF out there.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:21 PM

CALL TO ORDER at 7:22PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members , Jack Klopmeier, Bruce Jung, Jim Connor and Chairman Ken Zacharski were present.

ABSENT – Charles Lee, Glenn Shelley & Rich Thompson

ALSO PRESENT

Administrative Assistant Melissa Schanz, City Manager Cody Hawkins, Assistant City Manager Mike Bolt, applicant Barry Haydan and neighboring residents Johnny Knobloch, Becky Rehberger, Preston Knobloch, Jerry Files and resident of Summerfield Jackie Overbee.

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

Klopmeier moved, seconded by Connor, to approve the minutes of the March 21&28, 2018 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
4-ayes, 0-nays

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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 recommend with conditions of approval, this rezoning request to City Council for Parcel#10060300008 from General Commercial (GC) to Multiple Family Residential (RM).

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski nay.
3-ayes, 1-nays

MISCELLANEOUS – None

ADJOURNMENT

Connor moved, seconded by Klopmeier, to adjourn at 7:25 p.m. All were in favor.