

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

**JULY 18, 2018**

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

**PUBLIC HEARING – 7:00PM**

**PC 18-05 – Sure Shot, Conditional Use Permit, Beller Drive.**

Staff explained that the applicant wishes to open a business on Beller Drive in Mascoutah, and is requesting to be permitted to operate an indoor firing range. The City's Code of Ordinance's does not have this type of business listed as a permitted use, thus this Conditional Use Permit application is presented before Planning Commission & City Council.

This property is located on Beller Drive in Mascoutah, and would be leased from Mr. Hayden. The building was recently constructed & Mr. Barrale will be retrofitting the structure to properly allow for operations of "Sure Shot."

According to the City of Mascoutah's Comprehensive Plan, in regards to that location:

**CHAPTER 2 – LAND USE**

**2.3.10 Highway Commercial**

The Highway Commercial classification is designated for land adjacent to Interstate 64 and includes the I-64 and Illinois Route 4 intersection. The land is positioned on a predominantly open agricultural area in the northern portion of the City providing desired opportunities for development expansion. It includes the most marketable land in the City given its location to a major interstate intersection. The uses encouraged within this classification will include the most intense retail/commercial service related uses, i.e. restaurants, hotels, attracting a "regional" market. Additional site development and zoning regulations may be applied to this area to create the best marketable use of the land for development investment.

**2.5.1 General Land Use**

The City is anticipating commercial and industrial development north of Fuesser Road to Interstate 64, due to this area's location to a major highway/interstate system and its proximity to Scott Air Force Base and MidAmerica St. Louis Airport. Residential development is encouraged to begin south of Fuesser Road, and preferably outside of the Airport Overlay District, where additional development regulations are imposed.

**CHAPTER 5 – ECONOMIC DEVELOPMENT**

**5.2.2.2 Hwy. 4, north of Downtown (Highway 4 Corridor).**

There has been increased interest in commercial development along Highway 4 north of Downtown, given its proximity to Interstate 64 and the existing and forecasted traffic volumes along Highway 4. This area should be reserved for the most intense commercial type activity, (e.g. retail centers, office parks, and restaurants). New "commercial centers" should be encouraged along this major transportation corridor and at primary intersections such as Highway 4/Fuesser Road and Highway 4/Route 161. These developments should be planned to include several businesses to encourage better design and to limit the number of access points onto to Highway 4.

Staff pointed out that neighboring properties are depicted as General Commercial on the Land Use Map in the City's Comprehensive Plan.

Staff reported that City of Mascoutah utilities are located close by, and are adequate for this business.

Traffic would be affected. Staff estimates there would be an increase in vehicular traffic if this business/CUP is approved. Staff feels this would be a positive effect however.

Below are the staff recommended Conditions of Approval:

1. Tony Barrale will need a business registration from the City of Mascoutah.
2. The City will need Tony's approval from the ATF before business registration approved / business opens.
3. Business hours shall not be open later than 9 p.m. and shall not open earlier than 8 a.m.

Tony Barrale, applicant, addressed the commission with his plans for the site: indoor firing range, archery firing range. They will also be offering concealed carry classes and training along with simulated trap shooting practice.

Chairman Zacharski asked what types of guns can be used. Barrale stated that all hand guns will be allowed but nothing larger than a 45 caliber. No large or automatic rifles would be allowed.

Chairman Zacharski asked how many days this site will be open. Barrale, 7 days per week.

Chairman Zacharski asked how many participants can be expected at a time. Barrale stated that there will be 4 lanes/shooting stalls, so 4 people at the most can be shooting at once. Does not see more than 15 people shooting at a time between the firearms and archery.

Lee asked with the building being east to west, which way would an individual be firing. Barrale stated that all firing would be going east, will be a large 12 inch backdrop of rubber and ballistic steel, 4 shooting stalls. Assistant City Manager stated that when the building is retrofitted, the inspection will be done by someone from ICC who is more versed in this type of construction.

Connor, which building. Barrale stated that it will be in the middle building. Assistant City Manager stated that there will be approximately 25-30 parking lanes at each building.

Chairman Zacharski asked what the requirements are for someone wanting to fire there. Barrale stated that must have a FOID card if a resident of the State of Illinois; non Illinois residents do not have FOID cards so will need to be of sound mind to be allowed to shoot.

Chairman Zacharski asked about ammunition. Barrale stated that there will be sale of ammo and firearms. Barrale stated that all guns and ammunition will be inspected prior to be allowed to shoot.

Klopmeyer asked how people will pay, is there a membership. Barrale stated that people can do a membership or pay as you go, usually around \$10-\$15 per hour.

Chairman Zacharski asked when they expect to be open. Barrale stated that should be completed and open before the end of the year.

Janey Barrale stated that the active shooting area will almost be like a building inside of a building and will have its own HVAC system.

Bob Brostoski who is a resident asked for clarification on size of calibers; can a 22 rifle be allowed. Barrale, calibers will be rated for whatever the range is rated for, 25 yard range.

Jason Reese, youth trap team coach was present and stated that it is nice to see the youth learning trap shooting and gun safety. Reese stated that he is looking forward to the trap shooting simulation that will be offered.

There was no further discussion.

#### **PUBLIC HEARING ADJOURNED at 7:28 PM**

#### **CALL TO ORDER at 7:28PM**

Chairman Ken Zacharski called the meeting to order.

#### **PRESENT**

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

**ABSENT** – Glenn Shelley, Rich Thompson.

#### **ALSO PRESENT**

City Clerk Kari Haas, Assistant City Manager Mike Bolt, applicant Anthony Barrale and Janie Barrale.

#### **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**

Connor moved, seconded by Klopmeier, to approve the minutes of the April 18, 2018 Planning Commission Meeting.

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

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

5-ayes, 0-nays

#### **PC 18-05 – Sure Shot, Conditional Use Permit, Beller Drive.**

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 approval of this Conditional Use Permit, with conditions of approval, to the Mascoutah City Council.

**THE MOTION BY ROLL CALL**

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

5-ayes, 0-nays

**MISCELLANEOUS – None**

**ADJOURNMENT**

Lee moved, seconded by Connor, to adjourn at 7:31 p.m. All were in favor.

DRAFT