

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

JANUARY 16, 2019

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

PUBLIC HEARING – 7:00PM

PC 19-01 – Rezoning of Parcel #'s 10310300007 & 14010200002, from Agricultural, to General Commercial & Residential.

Assistant City Manager Mike Bolt presented report and explained that the applicant, Brickyard Development Group, wishes to rezone a 40-acre tract & a 17-acre tract of currently Agricultural zoned ground to General Commercial on the frontage of South 10th Street and the corner of Brickyard Road, and then the rest to be Single Family Residential RS-10.

Staff explained this ground has been professionally engineered, surveyed, & staked for these changes. The applicant is selling 5 acres of this ground to the City of Mascoutah for the City's new Sewer Plant. These 5 acres do not need to be rezoned.

It was explained that the neighboring properties are depicted as Residential & Agriculture on the Land Use Map in the City's Comprehensive Plan. Properties to the South and Southwest are not within the City Limits of Mascoutah, Illinois, but rather the Engelmann Township and Freeburg Township within St. Clair County.

The legal notice for the public hearing was published and notices were sent to property owners within 250' of the subject properties. As of the date of this report, staff received correspondence from 2 nearby owners that did have opposition against this rezoning.

Assistant City Manager Mike Bolt said that staff recommends approval of these rezoning requests.

Commission Member Charles Lee asked if both parcels are within the city limits. Staff explained that yes, the parcels are inside the City limits. Commission Member Rich Thompson asked about traffic. Bolt explained that we are anticipating only a small increase in traffic flow with the type of zoning that is requested.

The applicant, Mr. Stukenberg, with Brickyard Development Group, explained he is requesting this so that there is a good buffer for the Industrial Waste Water Treatment Plant that the City wants to build on the 5 acres that Mr. Stukenberg owns. He stated that he wants to put in commercial mini storage/small indoor storage on the commercial rezoned area and 2/3-acre home sites on the RS 10 rezoned area.

There were many property owners within 250' present. Many spoke about their concerns and issues of this rezoning. Bob Stander asked the applicant what kind and size of storage facilities he was looking at building. There was no definite answer since it needs rezoned first then he will bring a plan back to the Commission for review. Dale Schlueter explained how he and some

of his neighbors who are here received two different maps and showed frustration on which one is the correct one. He also spoke about following the comprehensive plan and the big concern of property value.

John Proffitt questioned why we would put commercial zoning in a residential area. This type of zoning attracts crime. Paula Proffitt also spoke and stated that she sees this as spot zoning and that is against the City's comprehensive plan.

Kenny Kehrer expressed concern and gave information on flood plain and water runoff. He told staff they may want to look into the current sewer plant because he thinks it might still be in a flood plain. He also stated that he moved out to the country for a reason and bringing in commercial will affect his way of life and the youth in the community. Youth hunting programs and other outdoor sports will be challenged if commercial and residential go in on this property.

Linda Stauder talked about how unprofessional she feels this whole request has been handled. She is certain traffic will increase dramatically and is very worried about crime. She feels the City needs more Police and EMS.

Joe Stukenberg also spoke about property value concerns and he feels that there are ways to satisfy both parties by working together. Joe also made it clear that he only received one letter and understands the sewer plant is needed.

Donna Mae Schlueter and Commission Member Bruce Jung questioned the 5 acres for the new sewer plant. They thought we would need more acreage for future expansion. City Engineer Tom Quirk stated that the 5 acres will give the City extra room for expansion so there is no need to purchase more than 5 acres. Donna Mae proposed that the city purchase all of the property Mr. Stukenberg is trying to rezone.

She also stated that the property is an Indian area and an archeological study should be done. Another concern by her is the flooding of Silver Creek. She has seen how it keeps getting worse since 1970. Donna Mae also said that the City should focus on expanding commercial to the north.

City Manager Brad Myers explained how he did not know about the different maps that were sent to the adjoining residence. He apologized for that and explained how time is our enemy when it comes to the sewer plant project.

Assistant City Manager Mike Bolt talked about deadlines explaining that only a public notice is required. The map was extra and emailed to someone who requested it. He also explained that the City's procedures are to rezone and then come back with a detailed site plan and residents get contacted again for review. Mr. Stukenberg said he won't pay for a site plan if the property is not zoned for that type of project. Everything is an idea which can change until site plan is approved.

Thompson asked why so far west, and Mr. Stukenberg stated they just followed site lines. Thompson also asked if there were other options for shielding the sewer plant area. Nothing else was brought up for shielding.

Lee stated that in his eyes this has not been done in a professional manner. Residents have not been properly notified and did not receive detailed plans. He would recommend the City looking into the flood plain issue along with storm water issues. Lee said this is not a dog and pony show.

Commission Member Rich Thompson expressed his concern about all the uncertainties.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 8:08 PM

CALL TO ORDER at 8:09 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT – NONE.

ALSO PRESENT

City Manager Brad Myers, Assistant City Manager Mike Bolt, Executive Assistant Melissa Schanz.

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 Klopmeier, to approve the minutes of the October 17, 2018 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

7-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:

Lee moved, seconded by Thompson, that the Planning Commission do nothing because of lack of information and communication between all parties.

THE MOTION BY ROLL CALL

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

3-ayes, 4-nays

Chairman asked for a motion to approve re-zoning. There was no other motion.

Re-zoning Action died due to lack of motion

MISCELLANEOUS – None

ADJOURNMENT

Lee moved, seconded by Klopmeier, to adjourn at 8:21p.m. All were in favor.