

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

**JULY 17, 2019**

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

**PUBLIC HEARING – 7:00PM**

**PC 19-06 –MidAmerica Airport Terminal Modifications**

City Manager Brad Myers presented report and explained that the applicant, MidAmerica Airport, is requesting review of a Site Plan and Architectural Review for MidAmerica Airport Terminal Modifications located at 9656 Air Terminal Dr., Mascoutah, IL, 62258. City Manager stated that the applicant's current passenger terminal opened in 1997 and was originally designed and constructed to serve two air carrier aircraft with second level boarding bridges (jetways) and two at-grade (first floor) commuter aircraft. In the past few years, MidAmerica has seen significant growth in air passengers and is currently on pace for a 20-percent increase in traffic in 2019, according to airport officials. City Code requires any major site plan that is adding more than 5,000 sq. ft. of new impermeable surface to a site to be submitted for review by the Planning Commission and approval by the City Council. The City's Electric Foreman, Water and Sewer Foreman, Public Works Director, and the City Engineer approve of these plans.

MidAmerica Airport's Engineer Dan Trapp spoke regarding the expansion. He explained that this involves a 50,000 sq. ft. terminal expansion, located to the north/northwest of the current terminal. This expansion will relocate the TSA Security Screening area to the first floor to be compliant with current standards, add a new loading dock and service corridor expand seating in the lobby, and the installation/enhancement of four air carrier second level passenger boarding bridges.

Chairman Zacharski questioned who would be paying for this project. Trapp stated that the Airport expansion will be funded by County Funds and an FAA Discretionary Grant. The project will not be able to be fully started until the FAA Grant is awarded, as the currently held Entitlement Grant has paid for the plans. Chairman Zacharski questioned if the Airport will ever begin to turn a profit, which Trapp stated it has been getting closer to doing so in recent years.

Rich Thompson commented that the projected expansion does not match the current building, which Trapp responded that this is Phase 1 of the project, and Phase 2 will be a duplicate of this one on the other side of the main building. The expansion buildings were designed as not to take away from the main building.

Community member Donna Mae Schlueter questioned if this expansion would be planning for another runway. Trapp responded it is only a terminal. Schlueter also wanted clarification about what part of the building is considered inside of City limits, which Trapp told her the entire facility is located inside of Mascoutah City limits. Schlueter also asked about how much sales tax revenue comes to the City from the Airport, and City Manager Myers stated that number is very low as there are not many businesses located at MidAmerica. Schlueter stated she would hope by expanding the terminal there would be the opportunity for more business growth in the future.

Community member Dale Schlueter asked how much the project would cost, which Trapp figured the project would run approximately \$25 million dollars.

#### **PUBLIC HEARING ADJOURNED at 7:15 PM**

#### **PUBLIC HEARING – 7:16 PM**

##### **PC 19-07 – Rezoning of S. 10<sup>th</sup> St.**

City Manager Brad Myers presented report and explained that the applicant, Brickyard Development Group, filed a second application for a request to rezone property located at South 10<sup>th</sup> Street from Agricultural to General Commercial and RS-10 Single Family Residential. This second application was submitted after all mitigated concerns have been fulfilled to rezone a 40 acre tract and a 17 acre tract of currently Agricultural zoned ground to General Commercial and RS-10 Single Family Residential. This ground has been professionally engineer, surveyed, and staked for these changes.

Matt Stukenberg, with Brickyard Development Group, stated he made some modifications to the proposal and resubmitted it to try to satisfy the residents, City, and his business. Rich Thompson noticed that the previous plans had the commercial portion of land going all the way around the properties, but now it does not. Stukenberg agreed that he did reduce the size of the commercial area.

Paula Proffitt brought photos of the properties in question. She stated there are weeds higher than 15 inches and items stored on these properties which will reduce her property values. She feels adding commercial business in this area is not in line with Mascoutah's Comprehensive Plan. Also, she pointed out that her neighbor has a Special Use Permit to operate a business out of his home from St. Clair County but if he sells his home he has to sell it as Residential.

John Proffitt said that this is spot zoning. He would rather look at residential and corn and soybean fields. Crime will come in if businesses come out there and can't understand why someone would put a commercial area in a high dollar home area.

John Stauder said this is spot zoning and said spot zoning is illegal. He said that Cities have to be consistent with their Master Plan. He said that fields and homes around him are alright, but commercial businesses are not.

Linda Stauder spoke and said that she feels that the resident opinions have not been heard and neighboring home values are going to decrease. Traffic will increase. She feels that Stukenberg is badgering them and asks that the Commission denies any commercial development.

Dale Schlueter mentioned that Shiloh Valley is included in part of the area in question and wondered what they would want out there. He feels that property values will decline.

Donna Mae Schlueter printed pictures of weeds on 10<sup>th</sup> Street. She has been a member of the Economic Development Commission for many years and is not against business growth, however it needs to be done in the right areas. She expressed her displeasure of the departure of a previous Commission member. She mentioned that the area smells from the City Waste Water Treatment Plant and Yard Waste Site. She asked that a traffic study be done since their road is already unusually busy during certain times of the day. She said that there are not adequate

sidewalks to accommodate pedestrian traffic to avoid the influx of vehicle traffic that would come with commercial development and that the road has not even been finished as of yet. Schlueter mentioned that spot zoning is not in line with Mascoutah's Comprehensive Plan.

David Weidler asked if the Township still maintained the area in question or if Mascoutah City did as of now, which Myers explained the boundaries. Chairman Zacharski questioned the weeds within City limits and Myers instructed Stukenberg to cut them down.

Chairman Zacharski questioned Stukenberg of his long term plans for the site, to which he stated he was unsure at this time, but may build some indoor RV storage. He will not do anything that will be harmful to the area and it will be farmed for the foreseeable future. The sidewalk completion is being worked on, but Stukenberg is waiting for Charter to move a cable box in order for that to happen.

Greg Moll said he can't understand why Stukenberg would say he wants to promote country living but wants to put commercial housing out in that area.

John Stauder said that if the developer currently didn't have plans, then there are alternatives to look into before rezoning.

#### **PUBLIC HEARING ADJOURNED at 7:50 PM**

#### **CALL TO ORDER at 7:50 PM**

Chairman Ken Zacharski called the meeting to order.

#### **PRESENT**

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

**ABSENT** – Glenn Shelley.

#### **ALSO PRESENT**

City Manager Brad Myers and Executive Assistant Julia Biggs.

#### **ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

#### **GENERAL PUBLIC COMMENT**

Donna Mae Schlueter asked about the recent turnover of Prairie Lake. She wanted to know where the dead fish were being disposed of, which City Manager said IDNR instructed the City to dig a large hole and bury them. Schlueter asked if the City could shock the lake and find out what fish are left after the turnover and expressed concern that more aeration needs to be put in place to prevent this thing from happening again since the fountains are only for appearances only.

#### **AMEND AGENDA**

There was no need to amend Agenda.

## **MINUTES**

Klopmeier moved, seconded by Wobbe, to approve the minutes of the June 19, 2019 Planning Commission Meeting as amended.

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

Jack Klopmeier aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

### **PC 19-06- MidAmerica Airport Terminal Modifications.**

Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

### **MOTION:**

Jung moved, seconded by Thompson, that the Planning Commission recommend approval to the Council, for this Site Plan and Architectural Review for MidAmerica St. Louis Airport Passenger Terminal Modifications located at 9656 Air Terminal Dr., Mascoutah, IL 62258.

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

Jack Klopmeier aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

### **PC 19-07- Rezoning of Property located at South 10<sup>th</sup> St (Parcel #10-31-0-300-007 and 14-0-10-200-002) from Agricultural to General Commercial and Residential**

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 rezoning request to City Council for property located at South 10<sup>th</sup> Street (Parcel #10-31-0-300-007 and #14-0-10-200-002) from Agricultural to General Commercial and RS-10 Single Family Residential, as indicated on Attachment B.

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

Jack Klopmeier aye, Rich Thompson nay, Bruce Jung aye, Jim Connor aye, Karen Wobbe nay, and Chairman Ken Zacharski aye.

4-ayes, 2-nays

### **MISCELLANEOUS – None**

### **ADJOURNMENT**

Thompson moved, seconded by Wobbe, to adjourn at 7:56p.m. All were in favor.