

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

**OCTOBER 16, 2019**

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

**PUBLIC HEARING – 7:02 PM**

**PC 19-11- Street Vacation, Paul/Lennherd Street.**

City Manager Brad Myers presented report and explained that the applicant, Connie Kappert, owns the properties surrounding the land that was designated at one point to become Paul/Lennherd Street. The City has no need for this land and there are no plans to create this street. After vacation, each lot abutting the land will be designated a 25' x 100' piece of property.

Commission member Thompson questioned who owned the adjoining properties. Mike Bush, Kappert's project manager, stated the Kapperts owned the adjoining properties.

**PUBLIC HEARING ADJOURNED at 7:06 PM**

**PUBLIC HEARING – 7:06 PM**

**PC 19-12- Preliminary Plat for Lakeside Estates.**

City Manager Brad Myers presented report and explained that the applicant, Kappert Construction, is requesting approval for a preliminary plat for Lakeside Estates, a twenty-six lot single family age 55 and older residential development located north of Eisenhower Street and west of McKinley Street.

Commission member Thompson asked if the entrance to the subdivision was on McKinley and if there was an additional alley by lot 4. Assistant City Manager stated that the entrance and exit to the subdivision will be on McKinley Street and explained that the portion of McKinley that abuts lot 4 was requested for vacation as well.

Commission member Shelley asked if there were any planned improvements to McKinley Street and if it met code to only have one subdivision entrance/exit. Assistant City Manager stated that at this time there are no improvements to McKinley Street besides the apron to the development entrance and it is code compliant because there are less than fifty units in the development, which would have required a second entrance/exit.

Eric Olson from Millenia Professional Services stated they will be receiving most of the drainage from Legion Drive, causing the existing lake to get larger. A portion of the vacated alley will be where the future lift station will be placed.

Commission member Thompson asked if all issues with the Indian artifacts and burial grounds have been resolved. Olson stated that it was recommended by the State to avoid removal in certain areas, and that is why there is so much green space, however there will be some Phase Two mitigation work done to preserve artifacts in areas where building will be taking place. Resident Chris Emery wanted to know how this development would affect his home on Legion Drive. Olson explained that this development would not affect his home and that it would actually improve drainage on Legion Drive, which Emery confirmed has happened since the area was dug out recently.

**PUBLIC HEARING ADJOURNED at 7:16 PM**

**PUBLIC HEARING – 7:16 PM**

**PC 19-13- Street Vacation, portion of McKinley Street.**

City Manager Brad Myers presented report and explained that the applicant, Tim Kappert, developer for Lakeside Estates, owns the properties surrounding the portion of McKinley Street that runs north and south. This portion of McKinley Street that runs north to south is not a maintained roadway and not used for normal day to day traffic so it is not needed by the City. After vacation, the property containing the vacated street will be designated to Tim Kappert for use as part of Lakeside Estates. There was no further discussion.

**PUBLIC HEARING ADJOURNED at 7:17 PM**

**PUBLIC HEARING – 7:17 PM**

**PC 19-14- Rezoning of three parcels for Villas at Lakeside Estates from Single Family Residential to Multiple Family Residential.**

City Manager Brad Myers presented report and explained that the applicant, Tim Kappert, desires to rezone three pieces of property identified from Single Family Residential (RS-8) to Multiple Family Residential (RM). The applicant desires to build villas on the rezoned property to be incorporated into the Lakeside Estates subdivision, and age 55 and over community, located directly to the west.

Commission member Thompson asked for clarification on where these lots are in the development. Olson provided information on the location and pointed them out on the preliminary plat drawing.

Commission member Klopmeier asked if there would be any building frontage on Eisenhower. Olson explained there would be no frontage on Eisenhower and that the entrance and exit would be on McKinley.

Commission member Thompson wanted to know what the timing of the building of the villas would be. Olson stated the villas would be built simultaneously with the homes.

**PUBLIC HEARING ADJOURNED at 7:22 PM**

## **PUBLIC HEARING – 7:22 PM**

### **PC 19-15- Rezoning of 1358 North Sixth Street from General Industrial to Single Family Residential.**

City Manager Brad Myers presented report and explained that the applicants, Dale and Jackie Arnold, desire to rezone the property identified from General Industrial to Single Family Residential. The applicant recently purchased the property and desires to demolish the existing residence and build a new residence on the property. The existing residence was grandfathered in as a legal non-conforming use within the General Industrial zoning district. Since the existing residence will be demolished and a new residence constructed, a rezoning is required to make the use legal conforming within the zoning district.

Commission member Klopmeier questioned if the property was located in the no-fly zone. City Manager stated that it is not. Assistant City Manager explained that the City provides sewer and electric but not water, and as it is the only house out there, it is cost prohibitive to run a water line to the residence. Assistant City Manager explained that the grain silos and barns on the aerial maps do not belong to the applicants but to the adjoining farmer.

## **PUBLIC HEARING ADJOURNED at 7:26 PM**

## **PUBLIC HEARING – 7:26 PM**

### **PC 19-16- Alley Vacation, 106 East George Street.**

City Manager Brad Myers presented report and explained that the applicants, Jennifer Gregory and Dan Sindel, of Mascoutah Community Lanes, desire to vacate the 12' x 150' alley that runs through the parking lot connected to the bowling alley. This alley vacation will allow the applicant to combine the three lots owned by Mascoutah Community Lanes for future additions to the business and the City has no need for the alley.

Sindel stated that currently there is asphalt and a fence located on this alley and the parking lot was present on the property when they purchased it in 2011. Assistant City Manager explained that this is the first step to the improvements and additions desired; after the vacation is approved and the lots are combined, a rezoning request will be forthcoming since the property is still zoned residential.

## **PUBLIC HEARING ADJOURNED at 7:30 PM**

## **CALL TO ORDER at 7:30 PM**

Chairman Ken Zacharski called the meeting to order.

## **PRESENT**

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

**ABSENT** – Commission member Bruce Jung.

**ALSO PRESENT**

City Manager Brad Myers, Assistant City Manager Kari Haas, Executive Assistant Julia Biggs and Executive Assistant Sue Hertel.

**ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT**

None.

**AMEND AGENDA - NONE****MINUTES**

Klopmeyer moved, seconded by Shelley, to approve the minutes of the September 18, 2019 Planning Commission Meeting.

**THE MOTION BY ROLL CALL**

Jack Klopmeyer aye, Glenn Shelley aye, Rich Thompson aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

**PC 19-11- Street Vacation, Paul/Lennherd Street.**

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

**MOTION:**

Thompson moved, seconded by Connor, that the Planning Commission recommend approval to the City Council of this street vacation for Paul/Lennherd Street.

**THE MOTION BY ROLL CALL**

Jack Klopmeyer aye, Glenn Shelley aye, Rich Thompson aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

**PC 19-12- Preliminary Plat for Lakeside Estates.**

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

**MOTION:**

Connor moved, seconded by Klopmeyer, that the Planning Commission recommend approval to the City Council of the Preliminary Plat for Lakeside Estates, subject to attached Findings.

**THE MOTION BY ROLL CALL**

Jack Klopmeyer aye, Glenn Shelley aye, Rich Thompson aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

**PC 19-13- Street Vacation, portion of McKinley Street.**

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

**MOTION:**

Shelley moved, seconded by Wobbe, that the Planning Commission recommend approval to the City Council of this street vacation for a 230' x 25' portion of McKinley Street running north and south between parcel numbers 09-36-0-201-014 and 09-36-0-201-029.

**THE MOTION BY ROLL CALL**

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

**PC 19-14- Rezoning of three parcels for Villas at Lakeside Estates from Single Family Residential to Multiple Family Residential.**

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

**MOTION:**

Thompson moved, seconded by Klopmeier, that the Planning Commission recommend approval to the City Council of this rezoning request for three pieces of property located between McKinley Street and Eisenhower Street (also identified as parcel numbers 09-36-0-201-014, 09-36-0-201-015, and 09-36-0-201-016) from Single Family Residential (RS-8) to Multiple Family Residential (RM).

**THE MOTION BY ROLL CALL**

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

**PC 19-15- Rezoning of 1358 North Sixth Street from General Industrial to Single Family Residential.**

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

**MOTION:**

Wobbe moved, seconded by Conner, that the Planning Commission recommend approval to the City Council of this rezoning request for property located at 1358 North Sixth Street (also identified as parcel number 10-19-0-400-002) from General Industrial (GI) to Single Family Residential (RS-10).

**THE MOTION BY ROLL CALL**

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

**PC 19-16- Alley Vacation, 106 East George Street.**

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

**MOTION:**

Thompson moved, seconded by Shelley, that the Planning Commission recommend approval to the City Council of this alley vacation for 106 East George Street.

**THE MOTION BY ROLL CALL**

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

**MISCELLANEOUS - NONE**

**ADJOURNMENT**

Klopmeier moved, seconded by Connor, to adjourn at 7:37p.m. All were in favor.