

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

**JUNE 16, 2021**

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

**PUBLIC HEARING – 7:00 PM**

**PC 21-04- Mascoutah Eye Care, Site Plan and Architectural Review**

Assistant City Manager presented report stating the applicant, Marianne McDaniel of Mascoutah Eye Care, is seeking approval of a Site Plan and Architectural Elevations for a proposed facility for Mascoutah Eye Care on property located at Lot #3 of Mascoutah Plaza Phase One located on the northwest corner of the intersection of Mascoutah Plaza Drive and Fountain View Drive (parcel no. 10-29-0-311-014).

Assistant City Manager explained how this project will include construction of a new building, 4,200 square feet in size with parking lot with a proposed future building addition of 4,200 square feet. The site plan concept desired by the applicant is Version #5 which staff is agreeable to. The site plan includes 37 parking spaces with entrance to be located on Mascoutah Plaza Drive. The site plan also depicts the addition of 14 parking spaces and entrance on Fountain View Drive when building addition is constructed.

Assistant City Manager stated that the property is designated as Commercial in the Comprehensive Plan and is zoned GC, General Commercial. The GC District allows a variety of store retailers, professional services, and a wide range of administrative and support services, and an eye care center is a permitted use in GC District. There is no maximum building coverage allowance in the GC District. As depicted in the site plan, the building will meet the front, side and rear yard requirements of the GC District. The property is surrounded by commercial property to the south and west and zoned GC, General Commercial; and Multi-Family Residential property to the north and east. Buffer will be required on the north side of the property where it abuts the residences on St. Christopher Court.

Parking Requirements, Utilities and Architectural/Design along with Findings and Conditions of Approval was reviewed and approved by city staff explained Assistant City Manager.

***FINDINGS:*** The Mascoutah Planning Commission, pursuant to the applicant's initiated request for site plan approval for the land described, and after considering the effect of the requested use on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The site plan addresses the provision of municipal sanitary sewer and water to limit its effect on the health, safety, morals and general welfare of the community.
2. The proposed use of the site is appropriate, in terms of land patterns in the entire City.
3. The project is compatible with surrounding uses and the surrounding neighborhood.
4. The application is consistent with good general planning and site planning.

5. The project can be constructed and operated in a manner that is not detrimental to the permitted uses in the GC, General Commercial Zoning District.

#### **CONDITIONS OF APPROVAL**

1. A landscape buffer will be required on the north side of the property abutting the residential development on St. Christopher Court.
2. The front of the building (south side) shall include ornamental landscaping.
3. The parking lot shall include curbing.
4. A Landscape Plan shall be submitted and approved by staff prior to landscape installation.
5. Parking lot lighting plan shall be submitted and approved by staff.
6. A detail of the trash enclosure shall be submitted and approved by staff prior to installation.
7. A detailed drainage plan shall be submitted and approved by staff prior to start of construction.
8. A sidewalk shall be constructed along the east and south borders of the property ending at the property lines.

St. Christopher Lake HOA President Keith Lowry explained the community's concerns: drainage, wanting to ensure the lake and Hog Ditch pump can handle any excess drainage; lighting of the parking, wanting to ensure it is not too bright; trash bin locations; landscaping in back of building; fence or barrier between this property and residences behind this property; parking on Fountain View Drive with additional traffic. Keith Lowry explained that the community is not opposed to the current project, but are worried about future businesses on the other open lots.

Assistant City Manager along with Chairman Zacharski provided as much information as they could at this time to Keith to take back to the St. Christopher Lake community and explained that city staff will look at their concerns as they work through the approval process.

There was no further discussion.

#### **PUBLIC HEARING ADJOURNED at 7:25 PM**

#### **CALL TO ORDER at 7:26 PM**

Chairman Ken Zacharski called the meeting to order.

#### **PRESENT**

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

**ABSENT** – Rich Thompson and Glen Shelley.

#### **ALSO PRESENT**

Assistant City Manager Kari Speir, City Clerk Melissa Schanz, Applicant Marianne McDaniel, Tim Boyce and St. Christopher Court President and Secretary.

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

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT – NONE**

**AMEND AGENDA – NONE**

**MINUTES FROM MARCH 17, 2021**

Wobbe moved, seconded by Klopmeier, to approve the minutes from the March 17, 2021 Planning Commission Meeting as amended.

**THE MOTION BY ROLL CALL**

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

5-ayes, 0-nays

**PC 21-04- Mascoutah Eye Care – Site Plan and Architectural Review**

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

**MOTION:**

Klopmeier moved, seconded by Jung, that the Planning Commission recommend approval to the City Council of the Site Plan and Architectural Elevations for a proposed facility for Mascoutah Eye Care on property located at Lot #3 of Mascoutah Plaza Phase One located on the northwest corner of the intersection of Mascoutah Plaza Drive and Fountain View Drive, subject to the attached Findings and Conditions of Approval.

**THE MOTION BY ROLL CALL**

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

5-ayes, 0-nays

**MISCELLANEOUS – NONE**

**ADJOURNMENT**

Connor moved, seconded by Wobbe, to adjourn at 7:29 p.m. All were in favor.

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Melissa A. Schanz, City Clerk