

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

**October 20, 2021**

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

**PUBLIC HEARING – 7:01 PM**

**PC 21-05, Conditional Use Permit, 14 South Market Street**

Assistant City Manager presented report stating the applicants, Scott and Renee Meinhardt on behalf of Brickyard Estates of New Baden Inc., are seeking approval for a Conditional Use Permit (CUP) application to have a three-family residence at 14 South Market Street.

Assistant City Manager stated that the applicants desire to use a pre-engineered steel structure that will allow for three covered and three uncovered off-street parking spaces. The carport will sit in the area that is currently grass between the primary structure and the existing parking lot along the alley. There will be three fully enclosed 8x8 lockable storage units for each of the residential units included in the middle of the carport dividing the four Market Street spots from the two State Street spots.

Assistant City Manager explained that in order to allow for the covered parking, a variance is needed for the rear and side yards. Rear yard setback will decrease from 10 feet to 5 feet. Side yard setback will decrease from 5 feet to 1 foot. In addition, building material variance is needed to allow for the pre-engineered steel carport. These variances can be granted by the Planning Commission as part of the Conditional Use Permit approval and are identified within the Conditions of Approval.

Assistant City Manager also reported that the exterior of the house will remain intact but will have all new concrete porch, new handrails, and new vinyl siding.

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 proposed Conditional Use Permit for the property 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 proposed conditional use permit is appropriate, in terms of land patterns in the entire City and its comprehensive plan.
2. The proposed conditional use permit is compatible with surrounding uses and the zoning of nearby property.



3. The land is suitable for the use proposed in the Downtown Commercial Zoning District.
4. The proposed conditional use permit is consistent with good general planning.

#### **CONDITIONS FOR APPROVAL**

1. The conditional use permit may be transferred or conveyed to another entity to continue operating as a multiple-family residence following remodeling.
2. Material variance shall be granted to allow for pre-engineered steel structure for covered parking. Carport structure shall be no closer to the road than the principle structure.
3. Rear yard setback variance from 10 feet to 5 feet shall be granted to allow for covered parking.
4. Side yard setback variance from 5 feet to 1 foot shall be granted to allow for covered parking.
5. Each dwelling unit is required to have separate electric and water meters for each unit.

Commission members presented concerns: preference for a wood structure rather than metal structure. Members agreed that the allowance for metal structure would be more acceptable because it is in a commercial area and because the property has been an eye sore for years. Scott Meinhardt stated that a wooden structure would be costlier. He stated that the paint scheme would match the house. He also stated that the covered parking and lockable storage units would attract a better clientele. Assistant City Manager stated that the city's position would be to grant the metal carport.

There was no further discussion.

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

#### **PUBLIC HEARING – 7:17 PM**

##### **PC 21-06 – Falcon Place Townhomes – Site Plan and Architectural Review**

Assistant City Manager presented report stating the applicant, Barry Hayden, is seeking approval of site plan and architectural elevations for proposed 18 building (144 units) townhome complex named Falcon Place on property located on the northern 9.072 acres generally located north of Hayden Drive and west of Beller Drive in RM, Multi-Family Residential Zoning District.

Assistant City Manager explained how this project will include construction of 18 buildings, each 3,816 square feet in size, containing 8 units each. In addition, there will be a clubhouse building totaling 600 square feet. The site plan includes 363 parking spaces (including 18 ADA parking spaces) with entrance to be located on Beller Drive. The site plan also depicts the 14 parking spaces (including 1 ADA parking space) for the clubhouse building.

Assistant City Manager noted that the 9.072 acres were rezoned from General Commercial to Multi-Family Residential by approval of City Council on October 21, 2019.



In accordance with Section 34-13-11 of the City Code, a major site plan shall be required for any development that is adding more than 5,000 sq. ft. of new impermeable surface to a site. The site plan requires review of the Planning Commission and approval by the City Council.

**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 Multiple-Family Residential Zoning District.

#### **CONDITIONS OF APPROVAL**

1. Parking lot / street lighting plan shall be submitted and approved by staff. All parking lot and street lighting shall be metered by a house meter.
2. Separate electric meters for each unit will be required.
3. Separate water meters for each unit will be required; water meters must be located on the outside of each building and located in the front yards. No more than two water meters per pit; pit must be 20" minimum if it includes two meters.
4. Sanitary sewer plan required to be submitted showing separate sewer lines for each unit and separate clean-out for each unit.
5. Engineering comments:
  - a. Sheet C500 through C503: Revise note regarding water mains crossing beneath sanitary and storm sewers to read "all water, sanitary sewer, and storm sewer shall be constructed of water main quality pipe".
  - b. Sheet C503: Add note in profile view for the sewer between MH#5 and MH#6 reading "Contractor to install water main quality pipe per IEPA standards".
6. Architectural plans need to be revised to show current codes followed by the City.

Commission members explained concerns: only one point of entry into/out of property and if drainage is adequate. Assistant City Manager reminded the members that many of the subdivisions only have one access point. Barry Hayden stated that he would submit a plan to city engineer, for an emergency connection access road. Barry Hayden assured the group the site already has 6 ft water retention channel, which is adequate for the proposed construction; Assistant City Manager confirmed storm drainage has been reviewed and approved. Commission members were in agreement to add condition of approval to include an emergency connection access road.

Becky Rehberger, farmer of the north property abutting proposed site, requested that no vegetation that is deep rooted be placed within 10 feet of property lines. Barry Hayden promised that he would only plant grass or barrier style bush, no long-rooted trees. Commission members



were in agreement to add condition of approval to state no deep rooted vegetation would be planted on the north side of the property within 10 feet of property line.

## **PUBLIC HEARING ADJOURNED at 7:51 PM**

## **PUBLIC HEARING – 7:51 PM**

### **PC 21-07 – Scooter’s Coffee – Site Plan and Architectural Review**

Assistant City Manager presented report stating the applicant, Scooter’s Coffee, is seeking approval of site plan and architectural elevations for a proposed drive-thru coffee shop for Scooter’s Coffee on property located at 1300 West Main Street in a General Commercial Zoning District.

Assistant city manager explained that the project will include demolition of the current building located at 1300 West Main St. and the current building located at 15 South County Rd; and construction of a new building, 627 square feet in size with drive-thru and parking lot. The site plan depicts the new front elevation on the north side of the building fronting Main Street. The drive-thru entrance/exit will be off of Main Street and a second entrance/exit on South County Road. The site plan includes 7 parking spaces.

***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 south side of the property abutting the multi-family residential development on South County Road.
2. Parking lot lighting plan shall be submitted and approved by staff.
3. A detail of the trash enclosure shall be submitted and approved by staff prior to installation.
4. A detailed drainage plan shall be submitted and approved by staff prior to start of construction.

Andrew Grunloh, building contact for the Scooter’s Coffee project, answered questions from the commission about the site plan. He also stated that the access point on West Main Street has



been approved by IDOT. Andrew Grunloh confirmed that the parking is intended for employees only as there is no pedestrian service for this location. The hours of operation will follow city ordinance and franchise standards.

## **PUBLIC HEARING ADJOURNED at 8:05 PM**

### **CALL TO ORDER at 8:05 PM**

Chairman Ken Zacharski called the meeting to order.

### **PRESENT**

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

**ABSENT** – None.

### **ALSO PRESENT**

Assistant City Manager Kari Speir, and Deputy City Clerk Tiffany Barrows, Applicants Scott and Renee Meinhardt, Applicant Barry Hayden, Andrew Grunloh for Scooter's Coffee, council member Jack and Sandy Weyant, and Becky Rehberger were present.

### **ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

### **GENERAL PUBLIC COMMENT – NONE**

### **AMEND AGENDA – NONE**

### **MINUTES FROM JUNE 16, 2021**

Wobbe moved, seconded by Connor, to approve the minutes from the June 16, 2021 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, Glen Shelley aye, and Chairman Ken Zacharski aye.  
7-ayes, 0-nays

### **PC 21-05, Conditional Use Permit, 14 South Market Street**

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

### **MOTION:**

Klopmeier moved, seconded by Wobbe, that the Planning Commission recommend approval to the City Council of the Conditional Use Permit for a multiple-family residence in a Downtown Commercial Zoning District located at 14 South Market Street, subject to the Conditions and Findings attached.



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

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

7-ayes, 0-nays

### **PC 21-06 – Falcon Place Townhomes – Site Plan and Architectural Review**

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 the Site Plan and Architectural Elevations for a proposed 18 building (144 units) townhome complex named Falcon Place on property located on the northern 9.072 acres generally located north of Hayden Drive and west of Beller Drive in RM, Multi-Family Residential Zoning District, subject to the attached Findings and Conditions of Approval, as amended.

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

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

7-ayes, 0-nays

### **PC 21-07 – Scooter's Coffee – Site Plan and Architectural Review**

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

### **MOTION:**

Wobbe moved, seconded Jung, that the Planning Commission recommend approval to the City Council of the Site Plan and Architectural Elevations for a proposed drive-thru coffee shop for Scooter's Coffee on property located at 1300 West Main Street in a General Commercial Zoning District, subject to the attached Findings and Conditions of Approval.

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

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

7-ayes, 0-nays

### **MISCELLANEOUS – NONE**

### **ADJOURNMENT**

Connor moved, seconded by Thompson, to adjourn at 8:12 p.m. All were in favor.

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Tiffany Barrows, Executive Assistant