

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

July 27, 2022

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

PUBLIC HEARING – 7:00 PM

PC 22-03 – Rezoning, 76.35 acres, Glaeser Farm.

Scott Hanson, Senior Planner with CMT, presented report for the rezoning petition for Fulford Homes. The subject property is presently unaddressed but located east along North 6th Street (formerly Harper Road) (PID # 10-30-0-200-007). It is currently zoned “RS-10” Single-Family Residential District. Fulford Homes is seeking to rezone this property totaling 76.35 acres to “RS-8” Single-Family Residential District. Intended use is to undergo a subdivision and build a single-family home neighborhood. 114 lots are proposed to be over 10,000 square feet, and 90 lots are proposed to be between 8,000 and 10,000 square feet. The lots comprised of less than 10,000 square feet are scattered throughout the proposed subdivision, necessitating the rezoning of the entire tract to RS-8.

Hanson explained that Fulford Homes anticipates a subdivision consisting of approximately 204 total lots, with 114 of the lots over 10,000 square feet and 90 lots between 8,000 and 10,000 square feet. He also provided information on why the applicant would like to provide a mix of options for residents stating that smaller lot sizes may result in more affordable housing costs.

Linda Woodmoor via zoom had concerns about the environment impact and drainage issues. Assistant City Manager explained that the drainage plans will be reviewed during the preliminary plat stage of the development. Applicant Matt Lanter assured everyone that they have hired an engineer very familiar with the area and are planning to do water retention ponds along with anything else to provide drainage for their subdivision without affecting surrounding areas.

Cynthia Klein asked for verification of RS-10 vs RS-8 and asked about where the entrances and exits will be for this new development. Staff stated that there will be entrances and exits across from Weatherby, Piper Lane and Heritage Way/Onyx Drive.

Craig Combrink an adjacent property owner asked about the drainage especially on 6th St. and was interested in the development of a cut thru street from Route 4 to 6th Street.

Jung stated that he hates to see us going from a RS-10 to a RS-8. Lanter explained how smaller yards and less maintenance along with smaller homes is the trend they are seeing and feel it is what buyers want.

Millikin has concerns about RS-8 allowing manufactured homes, explaining that he does not think this applicant would put in those type of homes, but you don't know what the future will bring. Staff stated that a condition of approval can be set during the preliminary plat stage of the development to ensure that manufactured homes are not placed within this development.

FINDINGS FOR APPROVAL – Planning Commission Version

FINDINGS: The Mascoutah Planning Commission, pursuant to the applicant's initiated Zone Change for the tracts of 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 proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements.
2. The proposed zone change is in accordance with the City's Comprehensive Plan Land Use Map.
3. The rezoning application is consistent with good general planning.
4. The proposed zone change encourages land use compatibility with adjacent uses.
5. The proposed zone change is deemed desirable to promote the general welfare of the City.

There was no further discussion.

PUBLIC HEARING – 7:45 PM

PC 22-02 – Rezoning, McKinley St

Jonah Farran, Planner Intern from CMT, presented report for this rezoning petition of Lakeside Estates, LLC. The subject properties are presently unaddressed but located approximately 200 feet west of the intersection of McKinley Street and S. County Road (PID #'s 09-36.0-202-009 and 09-36.0-202-007). Both are currently zoned "RS-8" Single-Family Residential District. Lakeside Estates, LLC is seeking to rezone these two properties totaling 0.35 acres to "RM" Multiple-Family Residential District. Intended use is to build a 6-8 family town home building that will be for rental purposes.

It was also stated by Jonah that the subject properties are approximately 0.35 acres in total size. For any multi-family uses with three or more dwellings, the minimum lot size is 10,000 square feet. The western parcel meets this requirement, whereas the eastern parcel is approximately 5,227 square feet. Minimum lot width is 120 feet for multi-family residential uses, and this requirement is only met when the two lots are combined, as the western lot is 100 feet wide, and the eastern lot is 50 feet wide.

Staff explained that Lakeside Estates anticipates construction of a 6–8-unit townhome structure on the properties. RM zoning allows for a maximum density of 20 units per 43,560 square feet (2,178 square feet per unit). These 2 parcels combined are 15,246 square feet. $15,246/7$ is 2,178. Therefore, while the developer proposed 6-8 units, a maximum of 7 units is allowed.

Trenton Morris who lives on Eisenhower Street brought to the Commissions attention that there are lot line and legal issues with part of his property and the applicant's property being rezoned.

Morris explained that when Paul/Lennherd Street was vacated, he should have been granted 25 feet of that vacation and he was not. Assistant City Manager researched the vacation; it occurred in 2019 but would need to speak with mapping at St. Clair County to verify what actually occurred with each parcel. Jung asked staff if this effects our decision tonight. After much discussion it was decided that the zoning request can be done with an amendment to the motion to state approval is contingent upon the lot lines and legal description of that parcel being verified.

FINDINGS FOR APPROVAL – Planning Commission Version

FINDINGS: The Mascoutah Planning Commission, pursuant to the applicant's initiated Zone Change for the tracts of 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:

6. The proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements.
7. The proposed zone change is in accordance with the City's Comprehensive Plan Land Use Map.
8. The rezoning application is consistent with good general planning.
9. The proposed zone change encourages land use compatibility with adjacent uses.
10. The proposed zone change is deemed desirable to promote the general welfare of the City.

There was no further discussion.

PUBLIC HEARINGS ADJOURNED at 8:19 PM

CALL TO ORDER at 8:20 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT – Rich Thompson and Karen Wobbe.

ALSO PRESENT

City Manager Becky Ahlvin, Assistant City Manager Kari Speir, Planner Scott Hanson of CMT, Intern Planner Jonah Farran of CMT, City Clerk Melissa Schanz, applicant Matt Lanter and applicant Steve Bennett.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT – NONE

AMEND AGENDA – NONE

MINUTES FROM NOVEMBER 17, 2021

Klopmeyer moved, seconded by Connor, to approve the minutes from the April 13, 2022 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeyer aye, Bruce Jung aye, Jim Connor aye, Bill Millikin aye, and Chairman Ken Zacharski aye.

5-ayes, 0-nays

PC 22-02 – Rezoning, McKinley St

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

MOTION:

Jung moved, seconded by Millikin, that the Planning Commission recommend approval to the City Council of the request for rezoning of property located on McKinley Street identified as parcel numbers 09-36-0-202-009 and 09-36-0-202-007 from RS-8 Single-Family Residential, to RM, Multi-Family Residential, subject to the attached Findings of Approval and contingent upon lot lines and legal description for parcel number 09-36-0-202-009 being verified.

THE MOTION BY ROLL CALL

Jack Klopmeyer aye, Bruce Jung nay, Jim Connor aye, Bill Millikin aye, and Chairman Ken Zacharski aye.

4-ayes, 1-nays

PC 22-03 – Rezoning, 76.35 acres, Glaeser Farms

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

MOTION:

Millikin moved, seconded by Connor, that the Planning Commission recommend approval to the City Council of the request for rezoning for 76.35 acres of property located on North 6th Street identified as parcel number 10-30-0-200-007 from RS-10, Single-Family Residential, to RS-8, Single-Family Residential, subject to the attached Findings of Approval.

THE MOTION BY ROLL CALL

Jack Klopmeyer aye, Bruce Jung aye, Jim Connor aye, Bill Millikin aye, and Chairman Ken Zacharski aye.

5-ayes, 0-nays

MISCELLANEOUS – None.

ADJOURNMENT

Jung moved, seconded by Klopmeyer, to adjourn at 8:25 p.m. All were in favor.

Melissa A Schanz, City Clerk