

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

September 21, 2022

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

PUBLIC HEARING – 7:00 PM

PC 22-04, Preliminary Plat, Fulford Homes

Scott Hanson, Senior Planner with CMT, presented the proposal summary of the preliminary plat submitted by Fulford Homes. The developer has proposed a 205-lot preliminary plat for a single-family detached home neighborhood. The property is presently unaddressed but is located along the east side 6th Street just south of the intersection of Douglas Street and 6th Street (PID # 10300200007). The property was recently rezoned to “RS-8” Single-Family Residential District to accommodate approximately 90 lots that will be comprised of 8,000 to 10,000 square feet. 115 lots will be comprised of more than 10,000 square feet. Hanson summarized the property size, topography, vegetation, utilities and services, proposed access points, right-of-way, and required sidewalk installations.

Hanson stated that the subject tract includes several lots that are within the Airport Accident Protection Zone 2 (Airport APZ-2). The acreage of the lots within the APZ-2 is about 2.24 acres and include lots 198-205. The purpose of the APZ-2 is to require that land and structures located within safety zones around the Scott AFB and MidAmerica St. Louis airfields be developed to protect the health, safety and general welfare of the public and to mitigate hazards of potential aircraft mishaps.

Assistant City Manager notified the commission that a response to the request for formal comments from Scott AFB today, September 21, 2022. The request for formal comments was sent to Scott AFB Community planner, Brian Collingham in August 2022. Scott AFB determined that the portion of the Prairie lakes residential development within APZ-2 as proposed is not compatible development with AP-1 and AO-2: APZ-2.

Hanson presented the conditions proposed by SAFB. These conditions are as followed:

1. Any dwelling constructed on Lot 189 shall be outside of the APZ-2. The lot size is 0.35 acres and the portion of the lot within APZ-2 is rather small.
2. Combine lots 198 through 205 (approx. 2.2 acres) and split into two +/-1.1 acre lots. This condition would eliminate 6 proposed lots from development. The information provided to Scott AFB does not give any indication as to the square footage or number of stories allowed for each lot. It is Scott AFB’s assumption that at least a portion of a dwelling constructed on either lot 198 or 205 would fall within APZ-2.
3. Request deed, or similar, restrictions on the combined +/-1.1 acre lots so they cannot be subdivided into denser lots in the future or so that multiple dwellings cannot be built on a single lot.

The letter concluded that if the above conditions were met, the proposed Prairie Lakes residential development would be considered a compatible development. Scott AFB is not proposing any conditions on lot 206 in its current location and configuration due to the fact that the portion of this lot within APZ-2 appears to be within the required setbacks for the development.

Hanson also presented the staff an overview of staff discussion on the property layout in relation to the school district property. He explained that the school districts concern regarding the change of layout of the westward extension of Onyx Drive to 6th Street. The original anticipated plan for the westward extension was to run along the south property line of the Prairie Lakes subdivision/north property line of the school district property. The staff's recommendation is a 4-way intersection in the southeast corner of the property next to lots 58 and 67. The 4-way stop could be designed to allow for access to the school district property through a slight adjustment/straightening of the north/south roadway at the final plat stage of the southeast portion of the Prairie Lake property.

Hanson presented the three subdivision variances that are being requested for this preliminary plat proposal. The Planning Commission should include recommendation(s) on these variances in its recommendation on the preliminary plat to the City Council. The variances are as followed:

1. Variance 1 from Section Table 12-2 (Street Design Specifications) in Section 34-12-23 which provides that the vertical design of the roadways within the subdivision to allow for a minimum design slope should be at least 1%. As the minimal topographic relief across the site does not provide enough elevation for street slopes to meet the minimum of 1%, the developer has requested a variance to allow for a half-percent (0.5%) slope for streets in this subdivision. Section 34-12-23 states that the minimum gradient may be reduced to 0.5 percent as determined by the development administrator.
2. Variance 2 from Table 12-2 (Street Design Specifications) in Section 34-12-23 provides that the minimum ROW width of "Street A" (westward extension of Heritage Road/Onyx Drive) should be 70 feet. The developer has requested a variance from this section to allow for the right-of-way of Street A to be 60 feet. At the time of construction, Heritage Road (Onyx Drive) was constructed at any identical right-of-way with of 60 feet. The developer would like to continue this standard as Street A connects to the west to 6th Street. Note that the pavement width will meet the minimum standard of 36 feet.
3. Variance 3 from Section 34-12-29 (b) This section states that, in meeting required greenspace standards, the subdivider/developer "shall not include nor credit water retention, water detention or other storm water management areas." For this subdivision however, the developer has indicated that these commons areas (Outlot Detention Areas B, C and D) will contain permanent water features and are potentially suitable to allow residents to use small watercrafts such as canoes, kayaks, paddleboats, and paddle boards and for fishing or remote-control boats. Granting this variance, in combination with the multi-use path along 6th Street and a paved walking path around these detention areas, will enable the developer to significantly exceed the required greenspace provisions of 2 acres for the first 200 lots and 500 square feet for each lot over 500 square feet. Note that it will be the Homeowners Association's responsibility (initially overseen by the developer until the HOA is turned over to residents of the subdivision) to ensure that these three Outlot Detention Areas be properly maintained to be used for recreational

purposes. It is anticipated that a separate Development Agreement between the developer and City Council will be agreed upon and signed to allow for this variance and ensure that the Outlet Detention Areas provide the recreational amenities this variance would allow for in the long-term.

Assistant City Manager stated the staff recommends the approval of the proposed preliminary plat with approval of the variances, subject to the attached Findings of Approval, and the conditions from Scott AFB; approval of the three subdivision variances described with the contingency that a Development Agreement will be associated with this preliminary plat with regard to establishing the Homeowners Association's responsibility (initially overseen by the developer until the HOA is turned over to the residents of the subdivision) to ensure that the three Outlet Detention Areas will be properly maintained in order to be used for recreational purposes.

Marsha Maller of TWM, stated to the commission that they do not have an issue meeting the requirements presented. Their team will be looking at the other lots to alleviate losing 6 lots. They would like to amend the layout and ask the commission to move forward with approval so not to delay the project.

Assistant City Manager explained to the commission that they are able to approve the preliminary plat with these conditions requested.

Millikin asked if Scott AFB considerations are able to be appealed. Assistant City Manager stated that the applicant has the right to appeal to the Regional Advisory Board but the opinion is that the RAB will not grant the appeal and it will prolong the project's process.

Wobbe pointed out that the Indian Prairie subdivision have lots that are in violation of the Scott AFB terms. Assistant City Manager explained that the current Scott AFB team is quite strict with building code, as they should for the safety of the public. Assistant City Manager also pointed out that many of those lots are much larger and the other developments were already in place before the airport was built.

Millikin asked about the school district's opinion of the project and the road access opinion. Assistant City Manager explained the initial road access plans and reviewed the future option/needs.

Wobbe asked if the city knows what the school district's plans were for the abutting property. Assistant City Manager stated that they don't know the exact plans for the school district's property but that the project is probably 5-10 years out.

Marsha Maller explained that there is currently only half of a road way on Heritage Way (Onyx Drive). Assistant City Manager explained the 70-foot code requirement for collector roads. She stated that when Brightly designed/acquired 60-foot road way which has now resulted in the standard for this roadway. Maller explained that the grass portion will be affected not the actual roadway.

Connor asked about the parking allotment. Maller explained that the city has the ability to allow parking on one side of the road or even not at all.

Maller gave a detailed explanation about where the drainage will runoff as well as the drainage plan. The design standards will be reviewed by a third-party engineering firm as well as the public works staff.

Thompson asked about the vegetation/buffer around the Burkhardt property. Maller stated that there are no pipes discharging into the Burkhardt property. She stated that there will be strategic low points and that the engineered plans will be presented in the future. Assistant City Manager stated that the existing vegetation around that property is on the Burkhardt property.

Matt Lanter explained the variations of homes and the options that will be available. The base homes are generally 2,500 square feet in size. He stated that the Fulford Home website showcased the base home options.

Hanson requested that Fulford Homes put a restriction for modular home placement on lots. Lanter stated that there is a boiler point in their HOA agreement that there will never be any prefabricated homes.

Wobbe asked for explanation on variance slope. Maller explained the engineer plans for the slopes and gave examples of other subdivisions in the area that have the same kind of engineered plans.

Thompson asked about the retention ponds and the erosion possibilities. Millikin asked about how the HOA is funded until the project is completed. Lanter explained that the developer funds the first few years until the HOA is operational and then it is then turned over to a management group. Maller explained as each property is sold, the funds are deposited into the HOA fund.

Chairman Zacharski asked about the greenspace. Maller stated that there will be greenspace. The plans include walking areas surrounding each small lake. The commission was reminded that there will be a final plat approval in the future that will address the roadway/entrance.

Jung stated that he believes that the preliminary plan is not going to remain close to this plan based on the comments from Scott AFB due to the loss of lots. Maller stated that they will have to make some changes to gain some of the lots but the roadway will remain the same. Lanter pointed out that the smaller lots are not less desirable and Fulford Homes will be building the homes. He also stated that Fulford Homes subdivisions do not have overgrown detention ponds.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:58 PM

CALL TO ORDER at 7:59 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT –none

ALSO PRESENT

Assistant City Manager Kari Speir, Planner Scott Hanson of CMT, Deputy City Clerk Tiffany Barrows, applicant Matt Lanter of Fulford Homes, the applicant’s project engineer Marsha Maller of TWM, virtually present are Tom Siegel and Kathie Burkhardt.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT – NONE

AMEND AGENDA – NONE

MINUTES FROM July 27, 2022

Connor moved, seconded by Milliken, to approve the minutes from the July 27,2022 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

7-ayes, 0-nays

MOTION:

Millikin moved, seconded by Wobbe, that the Planning Commission recommend approval to the City Council of the Preliminary Plat for Prairie Lakes Subdivision with approval of the variances, subject to the attached Findings of Approval, and contingent on the comments/conditions from Scott AFB regarding the acreage located within the APZ-2 being fully met and the Preliminary Plat being amended prior to City Council review and consideration.

FINDINGS FOR APPROVAL

(Section 34-12-3(d) Standards for approval of preliminary plats)

FINDINGS: The Mascoutah Planning Commission, pursuant to the preliminary plat review process, and after considering the effect of the request to approve the preliminary plat on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The proposed preliminary plat meets all the requirements of the Unified Land Development Code and other applicable City ordinances, and state and federal laws and statutes.
2. Adequate provisions have been made for a sufficient water supply system and public sewage system.
3. The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking infrastructure between developed parcels.
4. The subdivider has taken every effort to mitigate the impact of the proposed subdivision on public health, safety, and welfare.
5. The proposed subdivision has approximately 2.24 acres located in the AO, Airport Overlay District, specifically the Accident Potential Zone (APZ-2). It is Scott AFB's determination that the portion of the Prairie Lakes residential development within APZ-2 as proposed is not a compatible development within AO-1 and AO-2: APZ-2. IAW Section 34-6-11 (f) (2), the Air Force may recommend conditions of approval to mitigate any negative impacts of those actions within the AO-1 district. Scott AFB proposes the following conditions below on the proposed residential development:
 - a. **Any dwelling constructed on Lot 189 shall be outside of APZ-2.** The lot size is 0.35 acres and the portion of the lot within APZ-2 is rather small.
 - b. **Combine lots 198 through 205 (approx.. 2.2 acres) and split into two +/- 1.1 acre lots.** This condition would eliminate 6 proposed lots from development. The information provided to Scott AFB does not give any indication as to the square footage or number of stories allowed for each lot. It is Scott AFB's assumption that at least a portion of a dwelling constructed on either lots 198 or 205 would fall within APZ-2.
 - c. **Request deed, or similar, restrictions on the combined +/- 1.1 acre lots so they cannot be subdivided into denser lots in the future or so that multiple dwellings cannot be built on a single lot.**

If the above conditions are met, the proposed Prairie Lakes residential development would be considered a compatible development. Scott AFB is not proposing any conditions on lot 206 in its current location and configuration, the portion of this lot within APZ-2 appears to be within required setbacks for the development.

6. The following variances are approved for the proposed subdivision:
 - a. Variance from Table 12-2 (Street Design Specifications) in Section 34-12-23 to allow for a half-percent (0.50%) slope for streets in this subdivision.

- b. Variance from Table 12-2 (Street Design Specifications) in Section 34-12-23 to allow for the right-of-way of Street A (the collector street) to be 60 feet. The pavement width will meet the minimum standard of 36 feet.
- c. Variance from Section 34-12-29 (b) to allow the water retention areas located within Outlot Detention Areas B, C and D to be considered as greenspace. These common areas will contain permanent water features and are potentially suitable to allow residents to use small watercrafts such as canoes, kayaks, paddleboats, and paddle boards and for fishing or remote control boats. Note that it will be the Homeowners Association's responsibility (initially overseen by the developer until the HOA is turned over to residents of the subdivision) to ensure that these three Outlot Detention Areas be properly maintained to be used for recreational purposes.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung nay, Jim Connor nay, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.
5-ayes, 2-nays

MISCELLANEOUS – None.

ADJOURNMENT

Thompson moved, seconded by Wobbe, to adjourn at 8:04 p.m. All were in favor.

Tiffany M Barrows, Deputy City Clerk