

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

November 16, 2022

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

PUBLIC HEARING – 7:01 PM

PC 22-06, Rezoning, Hawkins Point Townhomes

Assistant City Manager Kari Speir presented the proposal summary of the rezoning petition from Hawkins Point Townhomes LLC. The subject properties are located at 9663-9680 Hayden Drive (PID #10-06-0-301-008). The property is currently zoned “GC” General Commercial. Hawkins Point Townhomes LLC is seeking to rezone this property totaling 8.64 acres to “RM” Multiple-Family Residential District. The current townhomes were built in 2011 and 2012. Hawkins Point Townhomes LLC purchased the townhomes in 2013. They have no plans to change the development as it stands. The property has been in use as Multi-Family Residential since 2011 and currently meets the zoning regulations for the zoning district.

Kari Speir also reported on the land use and zoning of surrounding properties, zoning considerations, standards of review for zoning map, and findings. Speir also gave a brief background of the property.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:05 PM

CALL TO ORDER at 7:05 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

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

ABSENT – Bill Millikin

ALSO PRESENT

Assistant City Manager Kari Speir, Deputy City Clerk Tiffany Barrows, and applicant (virtually attending) Raj Tut, Owner of Hawkins Point Townhomes.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT – NONE

AMEND AGENDA – NONE

MINUTES FROM October 26, 2022

Klopmeier moved, seconded by Wobbe to approve the minutes from the October 26,2022 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

MOTION:

Thompson moved, seconded by Wobbe, that the Planning Commission recommend approval to the City Council of the request for rezoning of property located at 9663-9680 Hayden Drive identified as parcel number 10-06-0-301-008 from GC, General Commercial, to RM, Multi-Family Residential, subject to the attached Findings of Approval.

THE MOTION BY ROLL CALL

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

6-ayes, 0-nays

MISCELLANEOUS - None

ADJOURNMENT

Klopmeier moved, seconded by Wobbe, to adjourn at 7:09 p.m. All were in favor.

Tiffany M Barrows, Deputy City Clerk