

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

**June 28, 2023**

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

**PUBLIC HEARING – 7:00 PM**

**PC 23-01, Plaza 23 LLC Rezoning of Northern 3.728 acres of Parcel # 10-06-0-301-009.** Planning and Zoning Administrator, Tiffany Barrows presented the proposal summary of the rezoning petition from Plaza 23 LLC. The subject properties are located at the northern 3.728 acres of Parcel #10-06-0-301-009. The property is currently zoned “GC” General Commercial. Plaza 23 LLC is seeking to rezone this property totaling 3.728 to “RM” Multiple-Family Residential District. The applicant desires to build 8 additional townhouses to the Falcon Place Development.

Tiffany Barrows also reported on the land use and zoning of surrounding properties, zoning considerations, standards of review for zoning maps, and findings.

Chairman Zacharski stated that per the advice of the City Attorney, the discussion during this public hearing will be on the rezoning only.

Thompson asked if the rezoning is approved tonight, would the site plan with drainage be reviewed at a future meeting. City Attorney stated that he has spoken with city staff and the site plan will be forwarded to be reviewed by the Planning Commission.

City Attorney reiterated that the purpose of this hearing is to discuss rezoning only.

Wobbe asked about preventing further damage and about things that were approved in the past that were not completed. City Attorney stated the discussion tonight is about if RM zoning is appropriate, not determining whether or not an apartment building is appropriate. Discussion regarding approval of additional apartments will occur at a future meeting. City Attorney stated that proper procedure would be to determine whether or not the zoning is appropriate; nothing regarding drainage or proper ingress/egress should be considered on a rezoning. City Attorney advised that considering those other items would not be appropriate.

**PUBLIC HEARING ADJOURNED at 7:08 PM**

**CALL TO ORDER at 7:08 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** – Commission member Bill Millikin.

**ALSO PRESENT**

City Manager Becky Ahlvin, Mayor Pat McMahan, Attorney Al Paulson, Planning and Zoning Administrator Tiffany Barrows, Projects Manager Kari Speir, Oates Engineer Brandon Beckemeyer applicant Barry Hayden, and Becky Rehberger (property owner to the north of the Falcon Place Development).

**ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT – NONE****AMEND AGENDA – NONE****MINUTES FROM May 17, 2023**

Wobbe moved, seconded by Thompson to approve the minutes from the May 17, 2023 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, 1-absent

**MOTION:**

Thompson moved, seconded by Klopmeier, that the Planning Commission recommend approval of this rezoning request to City Council for the northern 3.728 acres of Parcel # 10-06-0-301-009 from GC, General Commercial, to RM, Multi-Family Residential.

**THE MOTION BY ROLL CALL**

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

4-ayes, 2-nays, 1-absent

**MISCELLANEOUS – NONE****ADJOURNMENT**

Jung moved, seconded by Thompson, to adjourn at 7:11 p.m. All were in favor.

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Tiffany M Barrows, Planning and Zoning Administrator