

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

JUNE 15, 2016

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

CALL TO ORDER at 7:00PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members Charles Lee, Jack Klopmeier, Glenn Shelley, Jim Connor and Chairman Ken Zacharski were present.

ABSENT – Rich Thompson and Bruce Jung

ALSO PRESENT

Administrative Assistant Melissa Schanz, City Manager Cody Hawkins, Danny Schrempp, Legacy Place Representatives and a few residence of Mooreland Circle Drive.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT

None

AMEND AGENDA

There was no need to amend Agenda.

MINUTES

Lee moved, seconded by Klopmeier, to approve the minutes of the April 20, 2016 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Jim Connor aye and Chairman Ken Zacharski aye
5-ayes, 0-nays

PC 16-07 – Site Plan and Architectural Review for a Residential Care Facility in a RS-8, Single-Family Residential District for property located north of Moorland Circle Drive.

City Manager Cody Hawkins presented report explaining that the applicant, Mascoutah Development LLC, represented by Dave Kunkel, has submitted a Site Plan to develop an assisted living and memory care center operated by Legacy Place on 8.32 acres located north of Moorland Circle Drive and Prairie View Estates residential development.

City Manager explained how the applicant would like to construct a one-story building, approximately 52,000 square feet in size, consisting of 60 units of which 36 would be assisted

living (mostly 1-bedroom, but some 2-bedroom and studios) and 24 memory care units. The facility's exterior would consist of brick, stone and hardi board. The preliminary site plan includes a total of 43 parking spaces and areas of green space and landscaping. Access to the property would be provided by a street constructed from Illinois State Route 4. Illinois Department of Transportation (IDOT) will have to approve an Intersection Design Study and an access permit. The land area to be utilized for the facility is great enough to accommodate expansions of both the assisted living center and memory care center. This site has been rezoned to RS-8 Single Family Residential and a Conditional Use Permit has been approved for the facility. The applicant has constructed similar facilities in Highland, Waterloo and Breese.

City Manager stated that the subject property is served by a municipal 10" water main and an 18" gravity sewer main located along Illinois State Route 4. The property is served by municipal electric services and Ameren natural gas services. These utilities would be adequate if the property was developed for commercial or residential purposes. Specific details for utilities and drainage would be designed when the subject property is platted and developed.

A traffic study conducted by Crawford, Bunte, Brammeier (CBB) in 2006 studied future traffic scenarios for the eventual build-out of the 37 acres comprising the Prairie View Estates development on the west side of Illinois Route 4 and the 40 acres comprising the Crown Pointe development on the east side of Illinois Route 4. The traffic study concluded that the 37 acres on the west would eventually include three (3) access points; Grand Prairie Drive serving the Prairie View Estates residential development, an access for the 11 acre tract zoned GC, and a third access point which must align with Onyx Drive located to the east of Illinois Route 4. This roadway would become an east/west minor collector street continuing westerly to N. 6th Street. When the subject property is platted and developed, the access from Illinois State Route 4 would have to be approved by Illinois Department of Transportation (IDOT).

All of the development scenarios created for the modeling in the traffic study included 40,000 square feet of commercial retail space occupying the 8.32 acres and two (2) commercial out lots with frontage along Illinois State Route 4 created from the balance of the 11 +/- acres. The study recommended that upon completion of the commercial development, a southbound right turn lane into the commercial development and two exit lanes to provide separate left and right turn lanes onto Illinois Route 4, similar to the separate left and right turn lanes from Onyx Drive onto Illinois Route 4, should be constructed. It is assumed that the assisted living center and memory care center will create much less traffic than the 40,000 square feet of the commercial space. IDOT will determine if any traffic improvements are warranted. Specific details for any traffic improvements would be designed when the subject property is platted and developed.

In June 2016 TWM conducted an amendment to the proposed residential/commercial traffic study. Upon conclusion of the study it was determined that no improvements are necessary to Route 4 with the development of lot 3 (Legacy Place Development). Once development of commercial lot 1 or 2 is planned a dedicated left turn lane will be required on Route 4.

The developer, Dave Kunkel was present along with Gregg Sutterfield and Robert Watson to answer any questions the commission or residents would have. Steve Wilke was in attendance but had no response. Larry Merriman and his wife did have a few concerns that they brought to the commission. They would like to see more detailed information sent to property owners effected by the development. They would also like to see the berm done first before construction starts to block some of the noise.

MOTION:

Klopmeyer moved, seconded by Lee that the Planning Commission recommend approval of the Site Plan and Architectural Elevations for Legacy Place residential care and memory care facilities, subject to the attached Findings and Conditions of Approval.

MISCELLANEOUS – None

ADJOURNMENT

Lee moved, seconded by Shelley, to adjourn at 7:26 p.m. All were in favor.

FINDINGS FOR APPROVAL – Planning Commission Version

SITE PLAN REVIEW:

PC 16-07 – Legacy Place
Residential Care & Memory Facility

DATE: June 15, 2016

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- Planning Commission Version

Site Plan:

DATE: June 15, 2016

Legacy Place, Residential Care & Memory Facility
8.32 acres north of Moorland Circle Drive

The Planning Commission recommends approval of a Site Plan for a residential care facility for the 8.32 acres in a RS-8, Single-Family Residential District, located north of Moorland Circle Drive and Prairie View Estates with the following conditions:

- 1) The conditional use permit shall be granted to Mascoutah Development Group, LLC, to construct Legacy Place, an assisted living center and memory care center.
- 2) The conditional use permit may be transferred or conveyed to another entity to continue to operate an assisted living center and memory care center following construction of the facility.
- 3) The conditional use permit shall allow the future expansion of the assisted living center and memory care center provided that all present and future amendments to site plan, building code and zoning ordinance requirements are met.
- 4) The project shall receive Intersection Design Study (IDS) and access permit approval from the Illinois Department of Transportation (IDOT).
- 5) Any road access from Illinois State Route 4 to the east or north property lines of the lot to be created for the assisted living center and memory care center shall be located in a public right-of-way and constructed in a manner acceptable to the City Engineer that will allow further expansion of these access roads into full urban street sections when land adjacent to the lot created for the assisted living center and memory care center develops.
- 6) The 30 foot wide strip of land along the north property line and an additional 5 feet of right-of-way along Illinois State Route 4 of the 11 +/- acre tract, shall be dedicated as public right-of-way when the property is subdivided and a lot created to accommodate the Legacy Place development.
- 7) The 25 foot wide landscape buffer easement between the 11 +/- acre tract and the Prairie View Estates single-family residential development, which was required as the PDP approval for the Prairie View Estates residential development, shall be constructed and completed in accordance with Ordinance No. 05-26, Section 34-5-148 Landscape Requirements, prior to issuing an occupancy permit to Legacy Place.
- 8) The 25 foot wide landscape buffer out lots along Illinois State Route 4 shall be created when the property is subdivided and a lot created to accommodate the Legacy Place development.
- 9) All trash dumpsters shall be fully screened from view and located within a trash enclosure constructed of similar building materials used for the assisted living center facility.
- 10) The exterior building materials for the assisted living center and memory care center shall consist of brick, stone and hardi board and closely resemble the architectural elevations submitted with the conditional use permit application.