

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

**FEBRUARY 15, 2017**

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

**PUBLIC HEARING – 7:00PM**

**PC 17-01 - Rezoning of Parcel # 09240200008, 11.77 acres, from GI, General Industrial, to AG, Agricultural.**

Assistant City Manager Mike Bolt explained that the applicant, Ryan Roehrig, owns the 11.77 acre property located on the east side of N. County Road just south of Rt. 161 and directly west of the Mascoutah Sportsman Club. The property is currently zoned GI, General Industrial, and does not allow for a single family residential home. AG, Agricultural, would allow for this. It is not in the APZ. He also owns the 25 acres to the Southwest, across the road from these 11.77 acres. Neither are in the flood zone.

Assistant City Manager also stated that the City's Zoning Code does not allow requests for use variances or exceptions. The only option the applicant may pursue is to request rezoning the property to a zoning district which allows residential. Therefore, the applicant is requesting to rezone the property from GI General Industrial to AG Agriculture.

It was explained that the applicant is fully aware of the existing Zoning surrounding his property, and is aware that future developments would be Industrial businesses.

Mike Bolt explained how staff feels that the present utilities would be adequate if the property was used for Agricultural use/Residential use. Commission asked about a septic system vs. running sewer to the property. After review it would have to be city sewer. One other question was if the property was in a flood plain. Staff stated that the property was not in a flood plain.

The City does not see an impact on traffic by this zoning change.

A legal notice for the public hearing was published and notices were sent to property owners within 250' of the subject property. As of today staff has received zero calls or opposition.

There was no further discussion.

**PUBLIC HEARING ADJOURNED at 7:10 PM**

**CALL TO ORDER at 7:11PM**

Chairman Ken Zacharski called the meeting to order.

**PRESENT**

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

**ABSENT – None**

**ALSO PRESENT**

Administrative Assistant Melissa Schanz, Assistant City Manager Mike Bolt & Charles Jefferson.

**ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT**

Charles Jefferson introduced himself and asked about Economic Development of Mascoutah. Chairman Zacharski explained the Planning Commissions role in the process and guided him to the City Manager's Office for assistance and any info he would like to pass on to the Economic Development Commission would go through that office. Mike also welcomed his input and invited him to set up an appointment.

**AMEND AGENDA**

There was no need to amend Agenda.

**MINUTES**

Lee moved, seconded by Klopmeier, to approve the minutes of the October 19, 2016 & November 16, 2016 Planning Commission Meeting.

**THE MOTION BY ROLL CALL**

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye  
7-ayes, 0-nays

**PC 17-01 - Rezoning of Parcel # 09240200008, 11.77 acres, from GI, General Industrial, to AG, Agricultural.**

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

**MOTION:**

Thompson moved, seconded by Lee that the Planning Commission approve the rezoning request for 11.77 acres, Parcel # 09240200008, from General Industrial (GI) to Agricultural (AG), subject to the Findings Attached.

**THE MOTION BY ROLL CALL**

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye  
7-ayes, 0-nays

**MISCELLANEOUS – None**

**ADJOURNMENT**

Lee moved, seconded by Klopmeier, to adjourn at 7:23 p.m. All were in favor.