

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

MARCH 21, 2018

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

PUBLIC HEARING – 7:00PM

PC 18-02 – Rezoning of 602 W. Main St, Parcel # 10310134009, from General Commercial (GC), to Office (O).

Assistant City Manager Mike Bolt explained the applicant Jay Vasquez, wishes to build an expansion to his existing business, New Energy Fitness, located at 602 W. Main St. He currently owns 3 lots immediately adjacent:

- Rental house, 606 W. Main, Parcel # 10310134013, currently is zoned Office.
- The Vacant Lot, 605 W. State, Parcel # 10310134014, currently is zoned Office.
- The existing Gym and Parking Lot, 602 W. Main, Parcel # 10310134009, is currently zoned General Commercial.

Bolt also explained how he would like to have all 3 depicted and coded as the same. According to the City's Code of Ordinances, Sec. 34-5-71, the gym would be a permitted and allowed use in the City's "Office" district. (Health Club & Recreational Facility)

Assistant Manager said he was recently granted a variance request from the City's Zoning Board of Appeals regarding number of parking spaces if he expanded into the vacant lot. He is currently working with the State of Illinois Department of Public Health – Plumbing Division, on a variance for the number of required bathrooms & fixtures.

Mr. Vasquez stated that he has re-drawn some lot lines on the aforementioned parcels. He is doing financial research and analysis on a possible 3500 SQF expansion and is expected to move forward with a Site Plan in the near future.

Staff stated that a legal notice for the public hearing was published and notices were sent to property owners within 250' of the subject property. As of the date of this report, staff received 1 phone call from a nearby neighbor that was concerned about an increase in vehicular traffic down W. State St. Traffic was addressed and it was explained that the parking would still be at the corner of W. State Street and Main. There is no reason to believe that traffic would increase any more than it is today.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:09 PM

PUBLIC HEARING – 7:10PM

PC 18-03 – Speedway Site Plan

Assistant City Manager Mike Bolt gave background info on Speedway LLC and their proposing to construct a 4600 SQF convenience store and fueling station on 7 acres on Parcel # 10060400022, near Route 4 and Perrin Road in Mascoutah IL.

Bolt also explained how the site plan depicts one new building, fuels pumps for vehicles, fuel pumps for semis, 2 ADA parking spaces, 31 standard parking spaces, and 17 semi parking spaces (50 total). The site plan also depicts underground tanks, a CAT Scale, setbacks, pavement plans, utility plans, drainage plans, signage, and landscaping/green space.

These plans are currently pending approval with the Illinois Department of Transportation and St. Clair County. A Traffic Impact Study (TIS) was conducted and is currently under review.

Staff also stated that in accordance with JLUS, both Scott Air Force Base and Mid America Airport have also been notified of this project, and the City has provided them with these plans. Comments are pending.

The City Engineer and Public Works Director overall approves of these plans, however his initial, preliminary comments are as follows:

No.	Doc/Sheet No.	Comment
1	CS & Other Plan Sheets	Could a note be added referencing the location of the Easement Item #s that are shown along the easement lines?
2	CS & Other Plan Sheets	The 30' Utility Easement Item 13 is shown along Perrin Road, which should be correct, but Easement Item 13 on the ALTA Survey indicates the easement is along IL Rt. 4.
3	CS & Other Plan Sheets	Should the 20' Easement along IL Rt. 4 be labeled Easement Item #15, #16 & #18?
4	CS & Other Plan Sheets	The Tank/Dispenser line on the north property line should be set back 25' but is only set back 20' and labeled 20'.
5	CS & Other Plan Sheets	The BSL & Tank / Dispenser line on the east property line is correctly set back 25' but is labeled as 20' set back.
6	CS & Other Plan Sheets	Why is concrete pavement shown behind the curb between the two entrances on Perrin Road?
7	CS & CS2	Use yellow paint for accessible parking space striping and symbols (same as other parking spaces).
8	CG and Stormwater Tech Report	According to the Stormwater Technical Report 0.81 acres to the east of the site that drains onto the site will be diverted to the swale and roadside ditch to the north and south of the parcel. Please clarify the path of this diverted flow. Is there an existing swale to the north and east of the site to convey the diverted flow to the roadside ditches?
9	Stormwater Tech Report	Data is misaligned and illegible on the Storm Sewer Tabulation Sheet.

10	All	Have the Plans, TIS, and Stormwater Technical Report been submitted to IDOT for review?
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It was explained that City Staff will correlate these comments with Speedway's Engineering team.

A legal notice was published and notices were mailed to adjacent property owners that are within 250' of this proposed location. As of the date of this report, we have had several inquiries and comments, mainly from a couple of local business owners and inquisitive citizens primarily regarding the general outline and overview of the project.

The property according to site plan will have direct access onto IL Route 4, as well as Perrin Road. This Site Plan requires review by the Illinois Department of Transportation and St. Clair County. Weihe Engineering, Speedway LLC, and the City of Mascoutah are currently working with IDOT and the County on this Site Plan.

There were many comments during the public hearing. Mr. Don Shoemaker stated that he and his wife own the fueling station to the South. He has concerns about the drainage, electric and traffic issues along with fuel center competition.

Also in attendance and speaking about the project were Becky Rehberger, Johnny Knobloch, and Preston Knobloch. This family has property adjacent to the Speedway property. They all had concerns about water flow. They say the area already floods and this development would make it worse. They also stated that the culvert under Perrin Road is too small. It needs to be bigger to support the drainage. Along with that, they are concerned about the traffic in this area, stating that it is horrible and there needs to be stop lights at the Perrin Road and Rt. 4 intersection and the speed needs to be reduced.

Staff stated that the City and the Developer are working with IDOT on solving these issues.

Commission Member Charles Lee stated that he will not vote yes to any project that enters and exits onto Perrin Road. The traffic is horrific already.

Commission Member Bruce Jung explained that he would prefer that the traffic is on Perrin Road, especially if a stop light is placed there.

Terry Johnson with Barber-Murphy, who is the real estate broker for the land, stated that "You guys passed a TIF for a reason and this company is willing to spend millions". This property is just the beginning of growth for that area. He also stated that he feels another fueling station will bring more business to the businesses already there.

After much discussion and comments on the issues of drainage, traffic, and need for fuels centers, the public hearing adjourned.

PUBLIC HEARING ADJOURNED at 8:05 PM

CALL TO ORDER at 8:06PM

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, City Engineer Tom Quirk, Councilman Mike Baker, applicant Jay Vasquez, Representatives from Speedway, and neighboring residents Don Shoemaker, Johnny Knobloch, Becky Rehberger, Preston Knobloch, and Terry Johnson.

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 January 17, 2018 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 18-02 – Rezoning of 602 W. Main St, Parcel # 10310134009, from General Commercial (GC), to Office (O).

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

MOTION:

Thompson moved, seconded by Connor that the Planning Commission recommend this rezoning request to City Council for 602 W. Main St, Parcel # 10310134009 from General Commercial (GC) to Office (O).

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 18-03 – Speedway Site Plan

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

MOTION: After much discussion, it was decided that there is a lot of unanswered questions, so it is going to be Tabled until March 28, 2018. This will be a Special Meeting.

MISCELLANEOUS – None

ADJOURNMENT

Lee moved, seconded by Jung, to adjourn at 8:36 p.m. All were in favor.