

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

**MARCH 28, 2018**

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

**CALL TO ORDER at 6:00PM**

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 Assistants Melissa Schanz & Julia Biggs, City Manager Cody Hawkins, Assistant City Manager Mike Bolt, Mayor Jerry Daugherty, City Engineer Tom Quirk, Zoning Board Member Charles Jefferson, Representatives for Speedway Eric Carter and Mike Bergman, and neighboring property owners Don Shoemaker, Johnny Knobeloch, Becky Rehberger, and Preston Knobeloch.

**ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT**

Charles Jefferson asked the Speedway representatives where most of their stores are located. Mr. Bergman from Speedway stated that they are East of the Mississippi. Mr. Jefferson also asked if they see a shortage of over the road truck drivers. He explained that he has no experience in answering that question.

**ACTION ITEMS**

**PC 18-03 – Speedway Site Plan and Architectural Review**

City Manager Cody Hawkins gave background info on Speedway LLC and its 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.

Mr. Hawkins also explained how the site plan depicts one new building, fuels pumps for vehicles, fuel pumps for semi's, 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.

The City Engineer and Public Works Director overall approves of these plans.

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.

City staff, along with the Engineering firm for Speedway, stated that they have been watching the water flow with all the rain we have been having and feel the drainage has been good for the amount of rain that has occurred. Johnny Knobloch told the Commission and staff that they are wrong and that he has pictures to prove it. He also stated that the amount of rain we have been getting is not substantial.

Mr. Don Shoemaker stated that his mom and pop fueling station will go out of business if the Speedway fueling station goes in. He stated that Effingham had this happen to them. Along with that, he has concerns about the drainage, electric, and traffic issues.

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. As far as the Electric issue, City Manager explained that the City has been working with Don Shoemaker and the City cannot find any issue on their end.

Chairman Zacharski asked if we have heard from IDOT. Staff stated no not at this time.

Shoemaker explained how this area has very good top soil and it is a shame that the flooding could wash it away.

Assistant City Manager explained that the City is confident about where we stand on this project to forward to Council.

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

#### **MOTION:**

Jung moved, seconded by Thompson, that the Planning Commission recommend approval to the City Council, for this Site Plan and Architectural Review for the proposed Convenience Store and Fueling Station at IL Route 4 and Perrin Road, subject to the findings attached and conditions of approval.

#### **THE MOTION BY ROLL CALL**

Charles Lee nay, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye.  
6-ayes, 1-nays

#### **MISCELLANEOUS – None**

#### **ADJOURNMENT**

Lee moved, seconded by Klopmeier to adjourn at 6:38 p.m. All were in favor.