

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

**AUGUST 21, 2019**

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

**PUBLIC HEARING – 7:00PM**

**PC 19-08 –Rezoning of 721 West Main Street from Office (O) to General Commercial (GC)**

City Manager Brad Myers presented report and explained that the applicant, Shane Wilson, owns the property at 721 West Main Street. He is in the process of improving the property with a parking area for his vehicle repair business, Wilson Auto & Truck Inc. This will alleviate the traffic and parking issues that have occurred in the past with vehicles awaiting repair being parked along Church Street and 8<sup>th</sup> Street.

A neighbor, Robert Wicks, asked about the rezoning request and was wondering what it will do to the adjacent property owner's property values. Mr. Wicks was also concerned about the water coming off of the new parking lot. City Manager Brad Myers explained that the water flow should be better and that property values should not be effected, and if anything, they may improve.

Commission Member Rich Thompson questioned derelict vehicles, stating that he would like to make sure that derelict vehicles are not allowed to be permitted on the parking lot of 721 West Main Street. City Manager Brad Myers stated that any derelict vehicles at 721 West Main Street will be cited.

**PUBLIC HEARING ADJOURNED at 7:06 PM**

**CALL TO ORDER at 7:07 PM**

Chairman Ken Zacharski called the meeting to order.

**PRESENT**

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

**ABSENT** – None.

**ALSO PRESENT**

City Manager Brad Myers, Assistant City Manager Kari Haas and City Clerk Melissa Schanz.

**ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT**

None.

## **AMEND AGENDA**

Thompson moved, seconded by Wobbe to amend the agenda removing the public hearing for PC 19-09.

## **MINUTES**

Klopmeier moved, seconded by Thompson, to approve the minutes of the July 15, 2019 Planning Commission Meeting.

## **THE MOTION BY ROLL CALL**

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

7-ayes, 0-nays

## **PC 19-08- Rezoning of 721 West Main Street from Office (O) to General Commercial (GC).**

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

## **MOTION:**

Connor moved, seconded by Jung, that the Planning Commission recommend approval to the Council of the rezoning request for 721 West Main Street from O, Office, to GC, General Commercial, subject to the Findings Attached.

## **THE MOTION BY ROLL CALL**

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

7-ayes, 0-nays

## **MISCELLANEOUS**

City Manager Brad Myers explained that the PC 19-09 will be brought back to the Planning Commission at a later date.

## **ADJOURNMENT**

Thompson moved, seconded by Wobbe, to adjourn at 7:10p.m. All were in favor.