



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes March 01, 2018

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, March 01, 2018, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mark Davis, Don Luddeke, Mary Jo Akeman, Peggy Cunningham, Roger Tracy, Don Scaturro, Marc Griffin and Wayne Reuter. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Attorney Derek Filcoff, Alderman Dan McDowell, Alderman Tim Elliott and Alderman Bob Pickerell.

Excused absence: Andy Mathes and Economic Development Director James Amos.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting (December 20th, 2017), and this evening's Agenda was made by Peggy Cunningham and seconded by Wayne Reuter. Voice Vote. All ayes. Motion carried.

Motion to approve the Minutes from the previous HARC meeting (dated 5-23-17) was made by Mary Jo Akeman and seconded by Don Luddeke. Voice. All ayes. Motion carried.

COMMENTS BY THE CHAIRMAN

The Chair stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, March 20, 2018.

COUNCIL REPORT

Dan McDowell stated the City Council concur with the Plan Commission and approved

(1) 2117,2119 & 2133 14th St for a Special Use Telecommunication Tower & Related Equipment permit for a one hundred eighty (180) foot telecommunication monopole tower.

**PETITIONER:(1) Rick Owens for RE/MAX
2339 Pontoon Road
Parcel: 22-2-20-04-18-305-019
District Zoned R-1 Single Family Residential District**

The Chair stated this is a request for a special use permit to allow establishment for Real Estate Office in a District Zoned R-1. Presently vacant: (formerly Darin Chiropractic).

Rick Owens came forth introduced himself and stated he resides at 108 Oak Hill Maryville, IL 62062. Mr. Owens stated Re/Max would like to have a branch office located in the Granite City area. Our plans is to add some landscaping and redo the existing sign with a 5 foot x 5 foot monument sign and use the existing LED flood lights.

Mary Jo Akeman concerns were will there be changes to the building, will the sign be comparable to what is there now and is it electric.

Chairman asked if there was anyone in the audience that wanted to speak either for or against this petition.

MOTION by Marc Griffin and seconded by Mary Jo Akeman to approve the petition and allow a Special Use Permit for the establishment of a Real Estate Office located at 2339 Pontoon Rd. in a District Zoned R-1 Single Family Residential. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
Wayne Reuter	Yes				

The Special & Non-Conforming Use Checklist was completed by Commission member Mark Davis

- a). Hours of Operation limited to: 8:00 a.m. to 10:00 p.m. Sunday through Saturday.
- b). Days of operation: 7 days per week.
- c). Signage limited to: one monument sign subject to approval
- d). Screening required: yes. Fence by alley - Section 5-300
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

k). Additional requirements: no.

MOTION by Wayne Reuter and seconded by Shirley Howard to approve the checklist for Special & Non-Conforming Use Permits and in accordance with the above named conditions and restrictions (Items A thru K). Roll Call vote. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
Wayne Reuter	Yes				

There were no further comment for or against this petition.

PETITIONER:(2) **Joseph Humphreys Jr.**
 2000 Illinois Ave.
 Parcel: 22-2-19-13-19-402-009
 District Zoned: R-3 Single Family Residential

The Chair stated this is a request for a Special Use Permit to allow establishment for an Auto Repair Shop in a District Zoned R-3. Presently vacant: (formerly DJS 4X4 and Automotive).

Joseph Humphreys Jr. came forth, introduced himself and stated he resides at 1809 Rhodes St. Madison, IL 62060. I would like to operate a automotive repair facility out of this building located at 2000 Illinois Ave.

Zoning Administrator Steve Willaredt's concerns were buying or leasing property, how many customer vehicles will be parked on the lot and will the cars interfere with visibility at the intersection, screening of fence along alleyway and side of property.

Don Scaturro concerns were hours of operation.

Wayne Reuter concerns were how many employees will be employed.

Mark Davis concerns were disposal of tires and auto parts and not be visible on the property.

Mary Jo Akeman concerns were how many vehicles will be parked on the lot waiting for repairs.

Chairman asked if there was anyone in the audience that wanted to speak either for or against this petition.

MOTION by Don Scaturro and seconded by Peggy Cunningham to approve the petition and allow a Special Use Permit for the establishment of a Auto Repair Shop located at 2000 Illinois in a District Zoned R-3 Single Family Residential. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
Wayne Reuter	Yes				

The Special & Non-Conforming Use Checklist was completed by Commission member Mark Davis.

- a). Hours of Operation limited to: 8:00 a.m. to 6:00 p.m. Monday thru Friday
8:00 a.m. to 4:00 p.m . Saturday
- b). Days of operation: 6 days per week
- c). Signage limited to: Flush mount sign
- d). Screening required: yes- fence along alleyway and side of property
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- I). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: No

MOTION by Mark Davis and seconded by Shirley Howard to approve the checklist for Special & Non-Conforming Use Permits and in accordance with the above named conditions and restrictions (Items A thru K). Roll Call vote. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
Wayne Reuter	Yes				

There were no further comment for or against this petition.

NEW BUSINESS

UNFINISHED BUSINESS

A **Motion** to adjourn was made by Don Scaturro and seconded by Shirley Howard. All ayes.

Respectfully submitted,
Bonnie Dickerson
Secretary,
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: March 01, 2018

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MOTION by Marc Griffin and seconded by Mary Jo Akeman to approve the petition and allow a Special Use Permit for the establishment of a Real Estate Office located at 2339 Pontoon Rd. in a District Zoned R-1 Single Family Residential. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
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- k). Additional requirements: no.

MOTION by Wayne Reuter and seconded by Shirley Howard to approve the checklist for Special & Non-Conforming Use Permits and in accordance with the above named conditions and restrictions (Items A thru K). Roll Call vote. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
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MOTION by Don Scaturro and seconded by Peggy Cunningham to approve the petition and allow a Special Use Permit for the establishment of a Auto Repair Shop located at 2000 Illinois in a District Zoned R-3 Single Family Residential. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

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MOTION by Mark Davis and seconded by Shirley Howard to approve the checklist for Special & Non-Conforming Use Permits and in accordance with the above named conditions and restrictions (Items A thru K). Roll Call vote. All ayes. Motion carried by unanimous consent.

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Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
Wayne Reuter	Yes				

*****end of Advisory Report*****