



# *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 April 6, 2017***

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, April 6, 2017, 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, Don Luddeke, Peggy Cunningham, Andy Mathes, Roger Tracy, Don Scaturro, Marc Griffin and Wayne Reuter. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Alderman Dan McDowell, Alderman Tim Elliott and Attorney Derek Filcoff. Excused absence: Mark Davis and Mary Jo Akeman.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting (February 2, 2017) was made by Marc Griffin and seconded by Peggy Cunningham. Voice Vote. 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, April 18, 2017.

### **COUNCIL REPORT**

Dan McDowell stated the City Council concur with the Plan Commission and denied the petition for a used car lot at 900 Niedringhaus.

**PETITIONER:(1)**      **Josh Williams-Gracepoint Church**  
**2450 Pontoon Rd**  
**Parcel: 22-2-20-09-07-201-005**  
**District Zoned C-5 and R-1**

The Chair stated this is a request for Amendment of Zoning Ordinance to allow reclassification of the front section of the R-1 Single Family Residential District to C-5 Highway Commercial District.

Josh Williams came forth introduced himself and stated he resides at 2925 Dale Granite City, IL. He attends Grace Point Church located at 2450 Pontoon Rd. We are desiring to basically bring uniformity to our zoning. Currently the back portion of the property is zoned C-5 and the front section is zoned residential R-1 when the building was built. So we are desiring to make them both commercial. This would bring us a little more ease if we decide to build a new building and will keep us in line with the other commercial properties that borders our church. If we desire to sell the property in the near future it would more appealing to commercial.

Wayne Reuter's concerns were is the Church planning on selling this property.

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

Discussion for in favor of the petition:

Pastor T.L. Smith stated he is the Pastor at Grace Point Church. We would like to have all our property under one zoning. The surrounding properties are zoned commercial. Our plans in the future is to build.

**MOTION** by Roger Tracy and seconded by Shirley Howard to approve the petition and allow rezoning classification of the front section of the R-1 Single Family Residential District to C-5 Highway Commercial District at 2450 Pontoon. Roll Call vote. All ayes. Motion carried by unanimous consent.

**ROLL CALL VOTE**

<b>John Jane</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Andy Mathis</b>	<b>Yes</b>	<b>Roger Tracy</b>	<b>Yes</b>
<b>Don Stature</b>	<b>Yes</b>	<b>Marc Griffin</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>

There were no further comment for or against this petition.

**PETITIONER:(2)     John Apperson**  
**Granite City Masonic Temple Board Association**  
**1700 Pontoon Rd**  
**Parcel: 22-1-20-08-07-202-009**  
**District Zoned R-2**

The Chair stated this is a request for a Non-Conforming Special Exemption Permit to allow establishment for Granite City Masonic Temple in a District Zoned R-2. Presently vacant (formerly the Presbyterian Church).

John Apperson came forth introduced himself and stated he resides at 2812 Idaho. Mr. Apperson stated the Granite City Masonic Temple had sold their previous building at 1940 Cleveland and purchased 1700 Pontoon Rd. and would like to move the lodge to this location. Mr. Apperson stated he needs a Non-Conforming Special Exemption Permit for the lodge due to the zoning being Residential R-2. The Masonic does a lot of charity work and works with children. Dennis Rigsby came forth and stated he is a

member of the Masonic Lodge. The lodge will have barbeques for fundraisers that is held during the day. There will not be any parties or music.

Zoning Administrator Steve Willaredt stated the Granite City Masonic Temple does not have a liquor license and cannot have alcohol on the premises.

Andy Mathes concerns were how many meetings will be held, how many people attend these meetings and how many fundraisers are held per year.

Don Scaturro's concerns were will there be additional lightening added to the property.

Discussion for not in favor of the petition:

Lawrence Petras resides at 13 Terrace Lane. His concerns were expanding the parking lot, installing more lightening, will there be barbeques every Friday with music and what will be the hours. This is a residential neighborhood and does not feel the city should rezone for businesses or establishments to be in a residential area. There are other areas and zoning where they could go.

Shirley Stoll resides at 11 Terrace Lane. Her concerns are parking lot, additional lightening ,barbeque events, loud music and establishments not zoned to be in a residential area.

Matthew Spotanski resides at 1624 Pontoon Rd. His concerns are there any structural plans to the building or new structural to be built, additional lightening and draining issues. The parking lot holds a lot of water when it rains and part of water drains on the corner of his property that butts up to the parking lot.

Discussion for in favor of the petition:  
None voiced.

**MOTION** by Wayne Reuter and seconded by Andy Mathes to approve the petition and allow a Non Conforming Special Exemption Permit for establishment for the Granite City Masonic Temple in a District Zoned R-2. All ayes. Motion carried by unanimous consent.

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Andy Mathes</b>	<b>Yes</b>	<b>Roger Tracy</b>	<b>Yes</b>
<b>Don Scaturro</b>	<b>Yes</b>	<b>Marc Griffin</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>

The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 8:00 a.m. to 11:00 p.m. Sunday through Saturday.
- b). Days of operation: 7 days per week.
- c). Signage limited to: to be determined
- d). Screening required: yes.
- 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: Look at draining issues.

**MOTION** by Wayne Reuter and seconded by Andy Mathes 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**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Andy Mathes</b>	<b>Yes</b>	<b>Roger Tracy</b>	<b>Yes</b>
<b>Don Scaturro</b>	<b>Yes</b>	<b>Marc Griffin</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>

There were no further comment for or against this petition.

**NEW BUSINESS**

None voiced.

**UNFINISHED BUSINESS**

Zoning Administrator Steve Willaredt stated Mr. Simpson and Mr. Green attended the last Plan Commission meeting and wanted the board to look at the zoning for self contained storage buildings. As soon as Attorney Derek Filcoff has the zoning ordinance information regarding self contained storage units, he will bring the information back to the committee for a meeting.

A **Motion** to adjourn was made by Andy Mathes and seconded by Shirley Howard. All ayes.

Respectfully submitted,  
**Bonnie Dickerson**  
 Secretary,  
 Plan Commission

# ***PLAN COMMISSION ADVISORY REPORT***

**Hearing Date: April 6, 2017**

**PETITIONER:(1) Josh Williams-Gracepoint Church  
2450 Pontoon Rd  
Parcel: 22-2-20-09-07-201-005  
District Zoned C-5 and R-1**

**MOTION** by Roger Tracy and seconded by Shirley Howard to approve the petition and allow rezoning classification of the front section of the R-1 Single Family Residential District to C-5 Highway Commercial District at 2450 Pontoon. Roll Call vote. All ayes. Motion carried by unanimous consent.

## **ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Andy Mathes</b>	<b>Yes</b>	<b>Roger Tracy</b>	<b>Yes</b>
<b>Don Scaturro</b>	<b>Yes</b>	<b>Marc Griffin</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>

**PETITIONER:(2) John Appersson  
Granite City Masonic Temple Board Association  
1700 Pontoon Rd  
Parcel: 22-1-20-08-07-202-009  
District Zoned R-2**

The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 8:00 a.m. to 11:00 p.m. Sunday through Saturday.
- b). Days of operation: 7 days per week.
- c). Signage limited to: to be determined
- d). Screening required: yes.
- 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: Look at draining issues.

**MOTION** by Wayne Reuter and seconded by Andy Mathes to approve the petition and allow a Non Conforming Special Exemption Permit for the establishment of the Granite City Masonic Temple in a District Zoned R-2 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**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Andy Mathes</b>	<b>Yes</b>	<b>Roger Tracy</b>	<b>Yes</b>
<b>Don Scaturro</b>	<b>Yes</b>	<b>Marc Griffin</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>

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