



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 May 4, 2017

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, May 4, 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, Mark Davis, Mary Jo Akeman, Peggy Cunningham, Andy Mathes, Don Scaturro and Wayne Reuter. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Alderman Dan McDowell, Economic Director James Amos and City Attorney Brian Konzen. Excused absence: Shirley Howard, Don Luddeke, Roger Tracy and Marc Griffin.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting (April 6, 2017), and this evening's Agenda was made by Andy Mathes 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, May 16, 2017.

COUNCIL REPORT

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

- (1) rezoning to a C-5 Highway Commercial District at 2450 Pontoon Rd.
- (2) establishment for the Granite City Masonic Temple at 1700 Pontoon Rd. in a District Zoned R-2.

**PETITIONER:(1) Doug Mattingly
2350 Benton St.
Parcel: 22-2-20-18-14-301-008
District Zoned R-3**

The Chair stated this is a request for a Special Use Permit to allow C-1 & C-2 Commercial Uses for multiple commercial offices in a District Zoned R-3 Single Family Residential.

Doug Mattingly came forth introduced himself and stated he resides at 3002 S Jefferson St. Louis, Mo. Doug stated he would like to turn this building into an office complex with professional renting individual offices for a C-1 or C-2 use. The building is approximately 3000 sq. ft with two levels.. There will be approximately 8 small office spaces available. The second floor will consist of 3 offices and a conference room. There are two bathrooms, one on each floor. Mr. Mattingly asked about a copy business being able to accommodate a space. This drew concern again for parking. The request was withdrawn and Mr. Matting amended his petition to C-1 uses only.

Wayne Reuter's concerns were what is the capacity.

Mark Davis concerns were do you have potential tenants wanting to rent spaces, parking availability and will there be extra lighting needed.

Mary Jo Akeman's concerns were this would be more beneficial if it was a C-1 use only with restrictions.

Andy Mathes concerns were is there enough parking available for each tenant.

Don Scatturo's concerns were what would be the working hours for each business tenant.

John Janek's concerns were restrooms availability and what kind of professional services would be leasing office space.

Economic Director James Amos stated his concerns were parking and what type of businesses would be renting space, this is an residential area and would be advantageous exceptionally to the neighborhood.

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

MOTION by Mary Jo Akeman and seconded by Mark Davis to approve the petition and allow a Special Use Permit for a C-1 use only with restrictions in a District Zoned R-3 Single Family Residential. Roll vote. Six ayes and one nay. Motion carried..

ROLL CALL VOTE

John Janek	Yes	Marc Davis	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Andy Mathis	Yes	Don Scaturro	Yes
Wayne Reuter	No				

The Special & Non-Conforming Use Checklist was completed by Commission member Mary Jo Akeman.

- a). **Hours of Operation limited to: 12:00 a.m. to 12:00 p.m. (24 hrs) Sunday through Saturday.**
- b). **Days of operation: 7 days per week.**
- c). **Signage limited to: must comply with sign ordinance**
- d). **Screening required: Yes- Wood Privacy existing**
- 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: None**

MOTION by Andy Mathes and seconded by Peggy Cunningham to approve 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	Marc Davis	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Andy Mathis	Yes	Don Scaturro	Yes
Wayne Reuter	Yes				

There were no further comment for or against this petition.

PETITIONER:(2) Scott Runyon
d/b/a SAR Jester Enterprises LLC Meridian
3900 Commercial Parkway
Parcel: 22-2-20-09-11-201-036
District Zoned C-6 Planned Unit Development

The Chair stated this is a request for a development permit for construction of a multi-retail establishment for retail space. Located in a C-6 P. U. D. District.

Scott Runyon came forth introduced himself and stated he resides at 18 Coleridge Glen Carbon, IL. Mr. Runyon stated he has a potential buyer for this property. The buyer would like to development a strip mall what would consist of six to eight individual store fronts. They would consist of possible food shops, retail and professional uses. The buyer will work with a Professional Engineer and City of Granite City to comply with what is needed.

Zoning Administrator Steve Willaredt advised the petitioner that generally a developer will have the hydraulic calculations, architectural drawings and parking figures ready to present to the plan commission for approval. There are too many unknowns at this point.

Mark Davis concerns were water drainage, lighting and the influx on the residential neighborhood..

Mary Jo Akeman’s concerns were water drainage, holding pond, traffic and noise.

Andy Mathes concerns were detention pond, standing water on parking lot, lighting and heavy traffic already existing on Maryville Rd.

John Janek’s concerns were parking area.

Economic Director James Amos stated he has been working with the property owner and interested buyer. The owner of the property Scott Runyon needs clarity for what can be built on the property, what is acceptable businesses and stipulation that the City of Granite City requires. Mr. Runyon needs to pass this information to the interested buyer.

Discussion for not in favor of the petition:

Jerry McKechan resides at 2640 Angela Dr. Mr. McKechan is representing his in laws that live on Commercial Parkway. Mr. McKechan concerns were what type of businesses, water drainage, holding pond, where will entrance and exit to the strip mall be, existing heavy traffic, additional traffic will hinder road condition, with additional lighting will this be a nuisance to the residential area.

Jeffrey Connor resides at 37 Del Rio Ave. His concerns were water drainage, additional traffic, where will entrance and exit to strip mall be, additional lighting will it be a nuisance to surrounding residential area and what type of businesses.

Tammy Bowles representing Tri City Assembly of God Church which resides at 3400 Maryville Rd., The church has a daycare at their location and concerns were for the safety of the children with additional traffic and detention pond.

Discussion for in favor of the petition:

None voiced.

MOTION by Wayne Reuter and seconded by Andy Mathes to table the petition for 60 days and allow the potential buyer to get with engineers and architects to present a proposal that will fit the parcel. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Marc Davis	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Andy Mathis	Yes	Don Scaturro	Yes
Wayne Reuter	Yes				

There were no further comment for or against this petition.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

City Attorney Brian Konzen presented a legal opinion that a shed is a structure that requires a concrete pad to become a permanent structure. A temporary structure is permitted for up to one year with renewal each year. No vote to change at this time to prevent a violation off the opens meeting act.

A **Motion** to adjourn was made by Mark Davis and seconded by Mary Jo Akeman. All ayes.

Respectfully submitted,

Bonnie Dickerson

Secretary,

Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: May 4, 2017

**PETITIONER:(1) Doug Mattingly
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*****end of Advisory Report*****