



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 July 5, 2018

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, July 5, 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, Don Luddeke, 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, Alderman Bob Pickerell and Economic Development Director James Amos.
Excused absence: Shirley Howard, Mark Davis, Mary Jo Akeman and Andy Mathes.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting (April 05, 2018), and this evening's Agenda was made by Marc Griffin and seconded by Don Luddeke. 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, July 17, 2018.

COUNCIL REPORT

Dan McDowell stated the City Council concur with the Plan Commission and approved
(1) 3908 Maryville Rd. for a development permit for construction of C-1/C-2 Medical Office Space.
(2) 1607 Ferguson and 1604 Courtney for a Special Use Permit for establishment of a Auto Recovery/Repossession Office and Storage Lots.

**PETITIONER:(1) Melissa Fischer, DVM
4300 & 4306 Nameoki Rd.
Parcel: 22-2-20-05-16-404-013 & 22-2-20-05-15-401-001
District Zoned: C-6 Planned Unit Development**

The Chair stated this is a request to allow establishment for a Veterinary Animal Hospital and Clinic in a District Zoned C-6 Planned Unit Development with C-5 Use..

Melissa Fischer came forth and introduced herself and stated she resides at 422 Quiet Field Dr. St. Peters, MO. Mrs. Fischer stated she would like to relocate her current business Bellemore Animal Hospital at 2117 Johnson Road to 4300 and 4306 Nameoki Rd. We are planning to renovate the main building for the use of Animal Hospital Clinic. The pole barn building will be used for storage at this time. We are hoping in the future to expand and add grooming service and indoor kennels, which we would come back to the Plan Commission Board at that time.

Wayne Reuter concerns were will there be any outside kennels.

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

MOTION by Roger Tracy and seconded by Don Scaturro to approve the petition and allow establishment for a Veterinary Animal Hospital and Clinic in a District Zoned C-6 Planned Unit Development with C-5 Use. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Don Luddeke	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.

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

- a). **Hours of Operation limited to: 8:00 a.m. to 9:00 p.m. Monday through Sunday.**
- b). **Days of operation: 7 days per week.**
- c). **Signage limited to: must comply with sign ordinance**
- 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: **None**

MOTION by Don Scaturro and seconded by Don Luddeke 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.

ROL ROLL CALL VOTE

John Janek	Yes	Don Luddeke	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
Wayne Reuter	Yes				

NEW BUSINESS

Alderman McDowell presented a concern in regards to fencing on Commercial Properties. Currently there is nothing within the Zoning Ordinance Article 5 that addresses fencing on Commercial properties. The case in point is the developer at Nameoki Rd. and Johnson Rd. attempting to attract business and the owner of adjoining property has erected a fence. Alderman McDowell believes that the ordinance needs to be amended to stipulate that both property are in agreement to fencing or there shall be none.

UNFINISHED BUSINESS

A **Motion** to adjourn was made by Peggy Cunningham and seconded by Wayne Reuter. All ayes.

Respectfully submitted,
 Bonnie Dickerson
 Secretary,
 Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: July 5, 2018

**PETITIONER:(1) Melissa Fischer DVM
4300 & 4306 Nameoki Rd.
Parcel: 22-2-20-05-16-404-013 & 22-2-20-05-15-401-001
District Zoned C-6 Planned Unit Development**

MOTION by Don Scaturro and seconded by Andy Mathes to approve the petition and allow establishment for a Veterinary Animal Hospital and Clinic in a District Zoned C-6 Planned Unit Development with C-5 Use. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Don Luddeke	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 Peggy Cunningham.

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- 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 Don Scaturro and seconded by Don Luddeke 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.

ROL ROLL CALL VOTE

John Janek	Yes	Don Luddeke	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes
Wayne Reuter					

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