



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 September 7, 2017

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, September 7, 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, Peggy Cunningham, Andy Mathes, Roger Tracy, Don Scaturro and Marc Griffin. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Attorney Derek Filcoff and Alderman Dan McDowell. Excused absence: Shirley Howard, Mark Davis, Don Luddeke, Mary Jo Akeman and Wayne Reuter.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting (May 4, 2017), and this evening's Agenda was made by Marc Griffin and seconded by Roger Tracy. 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, September 19, 2017.

COUNCIL REPORT

Dan McDowell stated the City Council concur with the Plan Commission and approved
(1) 2350 Benton for a Special Use Permit.
(2) 3900 Commercial Parkway was tabled.

**PETITIONER:(1) Charles and Dawn Tracy
2401, 2405 and 2407 Washington
Parcels: 22-2-20-18-19-402-046
22-2-20-18-19-402-045
22-2-20-18-19-402-044
District Zoned R-3**

The Chair stated this is a request for a Special Use Permit to allow continuance of a tavern, parking lot and one (1) apartment under new ownership. District Zoned R-3 Single Family Residential.

Dawn Tracy came forth introduced herself and stated she resides at 401 Lindenwood Troy, IL. Dawn Tracy stated they own another business in Granite City called Extreme Ink for over 20 years. Dawn Tracy and Charles Tracy would like to open this business and keep the community growing.

John Janek's concerns were will the name of the business be changed.

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

MOTION by Andy Mathes and seconded by Peggy Cunningham to approve the petition and allow continuance of a tavern, parking lot and one (1) apartment under new ownership in a District Zoned R-3 Single Family Residential.

Roll vote. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes	Andy Mathis	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes

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

- a). **Hours of Operation limited to: Monday thru Thursday 8:00 a.m. to 2:00 a.m. Friday and Saturday 8:00 a.m. to 3:00 a.m., Sunday 12:00 p.m. to 2:00 a.m.**
- b). **Days of operation: 7 days per week.**
- c). **Signage limited to: Flush Mount**
- 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 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 yes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek Yes Peggy Cunningham Yes Andy Mathis Yes
Roger Tracy Yes Don Scaturro Yes Marc Griffin Yes

There were no further comment for or against this petition.

PETITIONER:(2) NSA Property Holdings
910 St. Thomas Road
Parcel: 22-1-14-32-00-000-006.003
District Zoned M-4 Planned Unit Development

The Chair stated this is a request for a petition to allow continuance of self storage facility under new ownership. District Zoned M-4 Planned Unit Development.

Donna Myers came forth introduced herself and stated she resides at 9809 Sand Dollar Dr. Pevely, MO. Donna stated she has been the General Manager for Ace Storage and will continue to be the General Manager for I Storage. The storage facility will remain as the same business but under new ownership.

MOTION by Marc Griffin and seconded by Don Scaturro to approve and allow the petition to continuance of self storage facility under new ownership.
All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek Yes Peggy Cunningham Yes Andy Mathis Yes
Roger Tracy Yes Don Scaturro Yes Marc Griffin Yes

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

- a). **Hours of Operation limited to: Monday thru Sunday 6:00 a.m. to 10:00 p.m.**
- b). **Days of operation: 7 days per week.**
- c). **Signage limited to: existing**
- 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 Andy Mathes and seconded by Don Scaturro 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	Peggy Cunningham	Yes	Andy Mathis	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes

There were no further comment for or against this petition.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

A **Motion** to adjourn was made by Marc Griffin and seconded by Don Scaturro. All ayes.

Respectfully submitted,

Bonnie Dickerson

Secretary,

Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: September 7, 2017

**PETITIONER:(1) Charles and Dawn Tracy
2401, 2405 and 2407 Washington
Parcels: 22-2-20-18-19-402-046
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District Zoned R-3**

MOTION by Andy Mathes and seconded by Peggy Cunningham to approve the petition and allow continuance of a tavern, parking lot and one (1) apartment under new ownership in a District Zoned R-3 Single Family Residential.

Roll vote. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes	Andy Mathis	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	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 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	Peggy Cunningham	Yes	Andy Mathis	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes

**PETITIONER:(2) NSA Property Holdings
910 St. Thomas Road
Parcel: 22-1-14-32-00-000-006.003
District Zoned M-4 Planned Unit Development**

MOTION by Marc Griffin and seconded by Don Scaturro to approve the petition and allow continuance of a self storage facility under new ownership in a District Zoned M4 Planned Unit Development. Roll vote. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes	Andy Mathis	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes

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

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- k). **Additional requirements: None**

MOTION by Andy Mathes and seconded by Don Scaturro 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	Peggy Cunningham	Yes	Andy Mathis	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Marc Griffin	Yes

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