



# *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 October 5, 2017***

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, October 5, 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, Mary Jo Akeman, Peggy Cunningham, Don Scaturro and Marc Griffin. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Assistant City Attorney Tanja Cook, Alderman Dan McDowell, Alderman Paul Jackstadt and Alderman Gerald Williams. Excused absence: Mark Davis, Andy Mathis, Roger Tracy and Wayne Reuter.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting (September 7, 2017), and this evening's Agenda was made by Marc Griffin and seconded by Don Scaturro. 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, October 17, 2017.

### **COUNCIL REPORT**

Dan McDowell stated the City Council concur with the Plan Commission and approved  
(1) 2401, 2405 and 2407 Washington for a Special Use Permit.  
(2) 910 St Thomas Road for petition to continue as a self storage facility

**PETITIONER:(1) William McDowell  
McDowell Enterprises Inc  
2113 Johnson Road  
Parcels: 22-1-20-09-13-13-301-009  
District Zoned R-1**

The Chair stated this is a request for a Special Use Permit to allow establishment for a retail clothing store in a District Zoned R-1 Single Family Residential.

William McDowell came forth introduced himself and stated he resides at 3839 Page Blvd. St. Louis, MO. Mr. McDowell stated he has an existing retail clothing business he started two years ago located at 3701 Nameoki Rd and would like to relocate to 2113 Johnson Rd. His current location does not have parking available when bingo is in session, his overhead is higher than he anticipated, needs more viewing exposure and well traveled road for his business.

Zoning Administrator Steve Willaredt's concerns were size of building.

Don Scaturro's concerns were what kind of store and hours of business.

Don Luddeke's concerns were what kind of business.

Mary Jo Akeman's concerns were will the clothing and items be the same as the other store.

John Janek's concerns were will the retail be women clothing only and is there enough parking spaces.

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 Don Luddeke to approve the petition and allow establishment for a retail clothing store in a District Zoned R-1 Single Family Residential.

Roll vote. 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>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

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

- a). **Hours of Operation limited to: Monday thru Saturday 8:00 a.m. to 8:00 p.m.**
- b). **Days of operation: 6 days per week.**
- c). **Signage limited to: existing**

- d). **Screening required: No**
- 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 Mary Jo Akeman 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**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

There were no further comment for or against this petition.

**PETITIONER:(2) Gurjeet Gill**  
**2260 Washington**  
**Parcel: 22-2-20-18-19-403-012**  
**District Zoned R-3 Single Family Residential**

The Chair stated this is a request for a petition to allow continuance of a Package Liquor/Convenience Store under new ownership. District Zoned R-3 Single Family Residential

Gurjeet Gill came forth introduced herself and stated she resides at 310 Mason Glen Drive, Lake St. Louis, MO 6337. Ms. Gill sister Carrie Massey came forth introduced herself and stated she resides at 2314 Logan Rear in Granite City, IL. Ms. Massey stated she will be speaking on behalf of her sister Gurjeet Gill. Ms. Massey sister Gurjeet will be operating the business at 2260 Washington Ave. and will continue to keep the same business as a Package Liquor/Convenience Store but under new ownership.

Don Scaturro's concerns were will there be repairs to the building.

Shirley Howard's concerns were the hours of business.

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

Discussion for not in favor of the petition:

Alderman Gerald Williams stated there are a certain number of liquor license that are available and he did not think there were any available at this time to be distributed. The City Council has an Ordinance on how many number of Liquor License that can be distributed.

Assistant City Attorney Tanja Cook stated the liquor license was a separate issue and would be addressed at the time when a liquor license was needed.

**MOTION** by Don Scaturro and seconded by Don Luddeke to approve petition and allow continuance of a Package Liquor/Convenience Store under new ownership.

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>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

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

- a). **Hours of Operation limited to: Monday thru Sunday 7:00 a.m. to 10:00 p.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 Marc Griffin 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**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

There were no further comment for or against this petition.

**NEW BUSINESS**

None voiced.

**UNFINISHED BUSINESS**

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

Respectfully submitted,

**Bonnie Dickerson**

Secretary,

Plan Commission

# ***PLAN COMMISSION ADVISORY REPORT***

**Hearing Date: October 5, 2017**

**PETITIONER:(1) William McDowell  
McDowell Enterprises Inc  
2113 Johnson Road  
Parcels: 22-1-20-09-13-13-301-009  
District Zoned R-1**

**MOTION** by Mary Jo Akeman and seconded by Don Luddeke to approve the petition and allow establishment for a retail clothing store in a District Zoned R-1 Single Family Residential. Roll 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>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

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

- a). **Hours of Operation limited to: Monday thru Saturday 8:00 a.m. to 8:00 p.m.**
- b). **Days of operation: 6 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**
- D). **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 Mary Jo Akeman 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**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

**PETITIONER:(2) Gurjeet Gill  
2260 Washington  
Parcel: 22-2-20-18-19-403-012  
District Zoned R-3 Single Family Residential**

**MOTION** by Don Scaturro and seconded by Don Luddeke to approve the petition and allow continuance of a Package Liquor/Convenience Store under new ownership in a District Zoned R-3. Roll 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>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

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

- a). **Hours of Operation limited to: Monday thru Sunday 7:00 a.m. to 10:00 p.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 Marc Griffin 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**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>
<b>Marc Griffin</b>	<b>Yes</b>				

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