



# *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 6, 2016***

### **CALL TO ORDER**

The Acting Chairman, Mark Davis, called the meeting of the Plan Commission to Order on Thursday, October 6, 2016, 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 –arrived late, Mark Davis, Peggy Cunningham, Roger Tracy, Don Scaturro, Marc Griffin and Wayne Reuter. Also present were: Asst. City Attorney Laura Andrews, Building Inspector Ralph Walden, Alderman Tim Elliott, Alderman Don Thompson and Economic Development Director James Amos. Excused absence: Zoning Administrator Steve Willaredt, Shirley Howard, Don Luddeke, Mary Jo Akeman, Andy Mathes and Alderman Dan McDowell.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting (August 4, 2016) and this evening's agenda was made by Roger Tracy 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, October 18<sup>th</sup>, 2016.

### **COUNCIL REPORT**

No Report.

**PETITIONER: (1) Kenneth/Aimee Williams  
1423 23<sup>rd</sup> St (commonly known as 2302 State and 1423 23<sup>rd</sup> St.)  
Parcel ID # 22-2-20-18-14-304-044  
District Zoned R-3 Single Family Residential**

The Chair stated this is a request for Special Use Permit to establish a barber shop located in a Single Family Residential District Zoned R-3.

Kenneth Williams came forth, introduced himself and stated he resides at 2820 Palmer Granite City, IL. Mr. Williams stated he would like to open a barber shop at 1423<sup>rd</sup> St. and is a licensed barber. He will be renting the building from Mr. Yeager.

Peggy Cunningham's concerns were will anyone be working with Mr. Williams.

Wayne Reuter's concerns were how many employees will be employed.

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

The Special & Non-Conforming Use Checklist was completed by Commission member Mark Davis.

- a). Hours of Operation limited to: 7:00 a.m. to 8:00 p.m. Monday through Saturday.  
9:00 a.m. to 5:00 p.m. Sunday.
- b). Days of operation: 7 days per week.
- c). Signage limited to: Flat sign on Building, must comply with sign ordinance
- d). Screening required: renting.
- 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 Roger Tracy to allow the Petition to establish a barber shop located in a District Zoned R-3 Single Family Residential 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>Mark Davis</b>	<b>Yes</b>	<b>Peggy Cunningham</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.

**PETITIONER: (2) Carol Stone and Emily Conway  
2261 Pontoon Rd.  
Parcel ID # 22-2-20-04-18-305-027  
District Zoned R-1Single Family Residential**

The Chair stated this is a request for Special Use Permit to establish a hair salon located in a Single Family Residential District Zoned R-1.

Carol Stone came forth, introduced herself and stated she resides at 2617 Whippoorwill, Granite City, IL. Carol Stone is representing her daughter Emily Conway who is owner of Blush Hair and Makeup Studio. The hair salon is already established and located at 2133 Pontoon Rd. and would like to relocate to 2261 Pontoon Rd. The business is growing and needs more space. In the future they would like to add a nail salon service.

Peggy Cunningham's concerns were parking.

Wayne Reuter's concerns were do you own the current business.

Don Scaturro's concerns were how many employees do you have employed.

Assist. City Attorney Laura Andrews spoke on behalf of Building/Zoning Administrator Steve Willaredt's concerns were a fence is required along the alleyway and no access to the property from the alleyway.

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

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

- a). Hours of Operation limited to: 7:00 a.m. until 10:00 p.m. Sunday through Saturday
- b). Days of operation: 7 days per week.
- c). Signage limited to: must comply with City Ordinance
- d). Screening required: yes –fence along alley way
- 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 Mark Davis and seconded by Wayne Reuter to allow the Petition to establish a hair salon located in a District Zoned R-1 Single Family Residential 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>Mark Davis</b>	<b>Yes</b>	<b>Peggy Cunningham</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>				

**NEW BUSINESS**

None Voiced.

**UNFINISHED BUSINESS**

None voiced.

A **Motion** to adjourn was made by Roger Tracy and seconded by Don Scaturro. All ayes.

Respectfully submitted,

**Bonnie Dickerson**

Secretary,

Plan Commission

***PLAN COMMISSION ADVISORY REPORT***  
**Hearing Date: October 6, 2016**

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**Parcel ID # 22-2-20-18-14-304-044**  
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The Special & Non-Conforming Use Checklist was completed by Commission member Mark Davis.

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- k). Additional requirements: None

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Mark Davis</b>	<b>Yes</b>	<b>Peggy Cunningham</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\*\*\*\*\*

