CALL TO ORDER
The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, November 2, 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, Roger Tracy, Don Scaturro and Wayne Reuter. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Attorney Derek Filcoff, Economic Development Director James Amos, Alderman Dan McDowell and Alderman Tim Elliott. Excused absence: Shirley Howard, Don Luddeke and Marc Griffin.

MINUTES/AGENDA
Motion to approve the Minutes from the previous meeting (October 5, 2017), and this evening’s Agenda was made by Mark Davis and seconded by Wayne Reuter. 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, November 21, 2017.

COUNCIL REPORT
Dan McDowell stated the City Council concur with the Plan Commission and approved
(1) 2113 Johnson Road for a Special Use Permit.
(2) 2260 Washington Ave. for a petition to continue as a Package Liquor/Convenience Store under new ownership.
PETITIONER:(1)  Michael Pate or Nikki Huggins  
Electric Guard Dog LLC  
Vacant Field located at Tri City Regional Port District  
Parcels: 21-1-19-00-000-004.011  
District Zoned M-5 in a River/Port Industrial District

The Chair stated this is a request for a Non-Conforming Special Exemption Permit to allow an enclosed chain link fence area with a proposed batter powered low voltage, security fence in a District Zoned M-5 in a River/Port Industrial District.

Michael Pate came forth introduced himself and stated he resides at 3131 Heyward, Columbia, SC. Mr. Pate stated Electric Guard Dog LLC would like to install a security system that is primary low voltage (12V), battery powered (DC), two solar panels, independent of the electrical grid, self-contained systems that has a variety of functions to it which make for a 100% medically safe and extremely effective crime deterrent. This system is 10 ft high and is placed approximately 12 inches inside of the existing perimeter fence. It is comprised of 20, 12.5 gauge, galvanized steel wires which are run horizontally to the height of 10 ft. in our system the first layer of protection (visual deterrent) is our signage (located every 50 ft) which advertises that it is an electric fence. This deters most would-be criminals. The second layer of protection (audible deterrent) of our system is sirens. These sirens sound when an illegal criminal trespasser cuts the wires or places objects on them to insulate them so as to bypass the system. The sirens will automatically shut off after a set amount of time. The audible deterrent usually drives away most of the would be criminals that are bold enough to proceed in spite of the visual deterrent (signage.) Included in this second layer of protection is that we monitor our systems. In the event of an alarm, a signal will be sent to our monitoring station, who in turn, contacts our clients to let them know they had an alarm event. Our system does not directly connect to emergency services. The final layer of protection is our voltage. We have a burst of voltage (from the 12 V battery) that has a duration of four-ten-thousandths of one second (.00004). If a person was bold enough to actually grab or touch our system, they will receive this temporary pulse of voltage which is asking to a slap on the hand from a ruler. This final layer of protection stops the remaining number of criminals that are not deterred by the others layers of protection. Safety of these devices is unparalleled as no deaths or serious injuries have occurred since the inception of UL69 in 1939 with installations consistent with the UL69 Standard. Bill Fulcher of OSHA, Leader of Enforcement Programs, maintains a data base of accidental death from all causes and no incidents have occurred directly related to proper installation and operation of an electric fence consistent with the UL69 standards. With the inclusion of a perimeter buffer fence, for all electric security fences as specified in IEC 60335-2-76, the risk of accidental contact is substantially lowered.
Mark Davis concerns were what will be stored at this location that needs to be protected by an electric fence.

Mary Jo Akeman's concerns were an electric fence which consist of two (2) fences placed on perimeter of property.

Wayne Reuter's concerns were who owns and maintains the fence, has there been any injuries or death with the electric fence.

Attorney Derek Filcoff ’s concerns were what harm will this do a child or adult, what effect will this have on the wildlife, who owns the fence, if the company would leave or no longer exist what is done with the fence and is there any insurance policy carried with the fence.

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

MOTION by Mark Davis and seconded by Roger Tracy to approve the petition and allow an enclosed chain link fence area with a proposed battery powered, low voltage, security fence in a District Zoned M-5 in a River/Port Industrial District.

Roll vote. 5 Ayes and 3 Nays. Motion Carried.

ROLL CALL VOTE

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>Yes</th>
<th>No</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Janek</td>
<td></td>
<td>Marc Davis</td>
<td></td>
<td>Mary Jo Akeman</td>
<td></td>
</tr>
<tr>
<td>Peggy Cunningham</td>
<td>Yes</td>
<td>Andy Mathes</td>
<td>No</td>
<td>Roger Tracy</td>
<td>Yes</td>
</tr>
<tr>
<td>Don Scaturro</td>
<td>No</td>
<td>Wayne Reuter</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There were no further comment for or against this petition.

PETITIONER:(2)  

Restoration Church
3375 Fehling Road
Parcel: 22-2-20-08-14-301-010
District Zoned C-5 Highway Commercial District

The Chair stated this is a request for a non-conforming special exemption permit to allow a 50 X 62 Foot Pre-Engineered Metal Building to replace the current parking/playground area in a District Zoned C-5 Highway Commercial.

Ryan Roy came forth introduced himself and stated he resides at 20 Fontainebleau Granite City, IL 62040. Mr. Roy stated Restoration Church would like to add a 45’ X 52’ building to the existing building located at 3375 Fehling Road. Mr. Roy passed out an rough draft for the new addition due to the size of building will be smaller. The building will be steel frame that will be wrapped with stone structure from ground to 3 feet high and the existing frame above will be
smart side with 50 year warranty. The siding paint will have a 30 year warranty. This building will be a multi use for recreational and teaching facility for children and youth group.

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 Andy Mathes to table the petition for 30 days and bring in site plans for the petition to be review. All ayes. Motion carried by unanimous consent.

**ROLL CALL VOTE**

<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>John Janek</td>
<td>Yes</td>
<td>Marc Davis</td>
<td>Yes</td>
<td>Mary Jo Akeman</td>
<td>Yes</td>
</tr>
<tr>
<td>Peggy Cunningham</td>
<td>Yes</td>
<td>Andy Mathes</td>
<td>Yes</td>
<td>Roger Tracy</td>
<td>Yes</td>
</tr>
<tr>
<td>Don Scaturro</td>
<td>Yes</td>
<td>Wayne Reuter</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There were no further comment for or against this petition.

**PETITIONER:**(3) **BRT GROUP LLC (Doug Barker Agent)**

3223 Edwardsville Road  
Parcel: 22-2-20-00-000-016  
District Zoned C-5 Highway Commercial District

The Chair stated this is a request for a Special Use Telecommunication Tower & Related Equipment permit to allow the erecting of a one hundred eighty (180) foot telecommunication monopole tower to be placed at 3223 Edwardsville Road in a District Zoned: C-5 Highway Commercial.

Doug Barker came forth introduced himself and stated he resides at 304 Springwater Trail Woodstock, GA 30188. He is representing BRT Group the application before you for the 180 ft monopole tower at 3223 Edwardsville Rd. The structure is being constructed to accommodate minimum for 4 wireless carriers. T-Mobile is the first carrier as they are the one to design it. Cell phones is everyone's main mode of communication today. This will allow the additional coverage and emergency services as well. This cell tower will not construct any traffic, fumes, noises or nuisance to the public. We believe this is a good location for the cell tower.

Zoning Administrator Steve Willaredt's concerns were where the cell tower is being placed there are two existing cell towers around this area. The ordinance states you must be at least 1/2 mile away from an existing tower. Why did you pick this location?

Mary Jo Akeman concerns were who owns the tower.

Mark Davis concerns were is this a standard tower.
Alderman McDowell concerns were why so many feet for the cell tower.

Alderman Elliot concerns were the height being 180 ft and not lighted. There is a hospital in the area and helicopters flies around this area.

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

**MOTION** by Wayne Reuter and seconded by Peggy Cunningham to approve petition and allow the erecting of a one hundred eighty (180) foot telecommunication monopole tower to be placed at 3223 Edwardsville Road in a District Zoned: C-5 Highway Commercial.

Roll Call. Seven (7) ayes and 1 abstain. Motion carried.

**ROLL CALL VOTE**

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
<th>Name</th>
<th>Vote</th>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Janek</td>
<td>Yes</td>
<td>Marc Davis</td>
<td>Yes</td>
<td>Mary Jo Akeman</td>
<td>Abstain</td>
</tr>
<tr>
<td>Peggy Cunningham</td>
<td>Yes</td>
<td>Andy Mathes</td>
<td>Yes</td>
<td>Roger Tracy</td>
<td>Yes</td>
</tr>
<tr>
<td>Don Scaturro</td>
<td>Yes</td>
<td>Wayne Reuter</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There were no further comment for or against this petition.

**NEW BUSINESS**

Zoning Administrator Steve Willaredt's stated Article 15 that deals with Granite City Historical & Architectural Review Commission which happens to be the downtown area. Over the period of the last 15 years before I came on board, Article 15 was written and a board set up of seven (7) members. Within that period of time members have come and gone. Now the board is down to three (3) members out of seven (7). The Mayor and myself have tried to get more board members, we have come to the conclusion to dissolve the HARC Board itself and keep Article 15 as is, anything that pertains to the downtown area will come before the Plan Commission Board. Attorney Filcoff has drafted an Ordinance to this change. Copies will be sent to board members to read and voice any comments they may have at the next meeting.

**UNFINISHED BUSINESS**

A **Motion** to adjourn was made by Mark Davis and seconded by Don Scaturro. All ayes.

Respectfully submitted,

**Bonnie Dickerson**

Secretary,

Plan Commission
PLAN COMMISSION ADVISORY REPORT
Hearing Date: November 2, 2017

PETITIONER:(1) Michael Pate or Nikki Huggins
Electric Guard Dog LLC
Vacant Field located at Tri City Regional Port District
Parcels: 21-1-19-23-00-000-004.011
District Zoned M-5 in a River/Port Industrial District

MOTION by Mark Davis and seconded by Roger Tracy to approve the petition and allow an enclosed chain link fence area with a proposed battery powered, low voltage, security fence in a District Zoned M-5 in a River/Port Industrial District. Roll vote. 5 Ayes and 3 Nays. Motion Carried.

ROLL CALL VOTE

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
<th></th>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Janek</td>
<td>Yes</td>
<td></td>
<td>Marc Davis</td>
<td>Yes</td>
</tr>
<tr>
<td>Peggy Cunningham</td>
<td>Yes</td>
<td></td>
<td>Andy Mathes</td>
<td>No</td>
</tr>
<tr>
<td>Don Scaturro</td>
<td>No</td>
<td></td>
<td>Wayne Reuter</td>
<td>Yes</td>
</tr>
<tr>
<td>Mary Jo Akeman</td>
<td>No</td>
<td></td>
<td>Roger Tracy</td>
<td>Yes</td>
</tr>
</tbody>
</table>

PETITIONER:(2) Restoration Church
3375 Fehling Road
Parcel: 22-2-20-08-14-301-010
District Zoned C-5 Highway Commercial District

MOTION by Mary Jo Akeman and seconded by Andy Mathes to table the petition for 30 days and bring in site plans for review. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
<th></th>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Janek</td>
<td>Yes</td>
<td></td>
<td>Marc Davis</td>
<td>Yes</td>
</tr>
<tr>
<td>Peggy Cunningham</td>
<td>Yes</td>
<td></td>
<td>Andy Mathes</td>
<td>Yes</td>
</tr>
<tr>
<td>Don Scaturro</td>
<td>Yes</td>
<td></td>
<td>Wayne Reuter</td>
<td>Yes</td>
</tr>
<tr>
<td>Mary Jo Akeman</td>
<td>Yes</td>
<td></td>
<td>Roger Tracy</td>
<td>Yes</td>
</tr>
</tbody>
</table>
PETITIONER:(3)  BRT GROUP LLC (Doug Barker Agent)
3223 Edwardsville Road
Parcel: 22-2-20-00-000-016
	District Zoned C-5 Highway Commercial District

MOTION by Wayne Reuter and seconded by Peggy Cunningham to approve petition and allow the erecting of a one hundred eighty (180) foot telecommunication monopole tower to be placed at 3223 Edwardsville Road in a District Zoned: C-5 Highway Commercial.
Roll Call. Seven (7) ayes and 1 abstain. Motion carried.

ROLL CALL VOTE

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
<th>Name</th>
<th>Vote</th>
<th>Name</th>
<th>Vote</th>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Janek</td>
<td>Yes</td>
<td>Marc Davis</td>
<td>Yes</td>
<td>Mary Jo Akeman</td>
<td>Abstain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peggy Cunningham</td>
<td>Yes</td>
<td>Andy Mathes</td>
<td>Yes</td>
<td>Roger Tracy</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Don Scaturro</td>
<td>Yes</td>
<td>Wayne Reuter</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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