



# *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 December 1, 2016***

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, December 1, 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, Shirley Howard, Andy Mathes, Roger Tracy, Don Scaturro and Wayne Reuter. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden Asst. City Attorney Laura Andrews and Alderman Dan McDowell. Excused absence: Mark Davis, Don Luddeke, Mary Jo Akeman, Peggy Cunningham and Marc Griffin.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting (November 3rd, 2016) was made by Andy Mathes and seconded by Shirley Howard. 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, December 20<sup>th</sup>, 2016.

### **COUNCIL REPORT**

Alderman Dan McDowell stated the council concur with the Plan Commission and approved the Inflatable Fun Center located at 2901 State St.

### **PETITIONER:**

**Jerry Lilly  
Tri Cities Columbus Home Association-Knights of Columbus  
2340 Pontoon RD  
Parcel: 22-1-20-09-06-101-001  
District Zoned R-1**

The Chair stated this is a request for Amendment of Zoning Ordinance to allow reclassification of R-1 Single Family Residential District to C-3 Community Service District.

Tom Grimes came forth, introduced himself and stated he resides at 10 Reta Ct. Granite City, IL and is Vice President speaking on behalf of the Tri Cities Columbus Home Association-Knights of Columbus. Mr. Grimes stated Knight of Columbus would like to build a new building at the location of Pontoon Rd and Maryville Rd. The existing building Knights of Columbus owns is an old building and needs a lot of maintenance work which will be very costly to repair. The new building will be built on the north end of the property close to the intersection of Maryville Rd. and Pontoon Rd.

Zoning Administrator Steve Willaredt's concerns were this is a high traffic area already, building on this corner how many curb cuts will be needed and with a retention pond and parking area that will be on the property, will there still be a play area for children.

Andy Mathes concerns were changing zoning and why was this area chosen when Knights of Columbus already own two other properties they could build on, high area of traffic already exists, where will the building sit on the property, retention pond with additional flooding and does police work bingo.

Don Scaturro's concerns were what kind of hall will this be and hours of operation.

Wayne Reuter's concerns were there will be extra traffic in and out of this area all day long.

Joe Juneau brought in a topographical map produced from Madison County showing where existing storm sewer system and where high and low elevation sits on this property. The property is divided in half by this sewer system. The building would sit on the north side of the sewer system. Mr. Juneau stated as the project is being developed Knights of Columbus will have to work with the City of Granite City and Madison County pertaining to their Ordinances, Building Codes and requirements. Site plans will have to be submitted and approved, before obtaining permits.

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:

Joan Moulton resides at 117 Riviera Dr. concerns were, this will be next to a residential area, liquor being served during the day, bingo, wedding receptions and parties to be held at this location, will create extra traffic in the area, flooding already exists in certain areas on this property after a rain, additional lightening will be added which will shine in our back yards and windows.

Brian Ropac resides at 115 Riviera Dr. concerns were, against the constructions project, sewer and water drainage, how large and deep of a retention pond will be needed, fencing around area, this will be a bar, there will be extra lightening in the area and who will maintain this property.

Cheryl Folkerts resides at 85 Riviera Dr. concerns were, why this location and more flooding problems will exist.

Julie Wilmsmeyer resides at 105 Riviera Dr. concerns were, the play area fields will be gone, numerous of people will be hanging around this area and after a rain this area holds extra water.

**MOTION** by Wayne Reuter and seconded by Andy Mathes to approve the petition and allow rezoning classification from R-1 Single Family Residential to C-3 Community Service District at 2340 Pontoon Rd Roll Call vote. All nays. Motion failed.

**ROLL CALL VOTE**

<b>John Janek</b>	<b>No</b>	<b>Andy Mathes</b>	<b>No</b>	<b>Roger Tracy</b>	<b>No</b>
<b>Shirley Howard</b>	<b>No</b>	<b>Don Scaturro</b>	<b>No</b>	<b>Wayne Reuter</b>	<b>No</b>

There were no further comment for or against this petition.

**NEW BUSINESS**

Motion to allow the Planning Commission attorney to draft an amendment to Title 16 Subdivision in regards to adding Minor Subdivisions to the definitions, along with the following:

Preliminary Plats:

- (A) (1) Every person who proposes to subdivide any land within the village’s subdivision jurisdiction shall comply with the procedural and substantive provisions of the subsections below.
- (2) The requirement shall not be applicable to:
  - (a) Minor subdivisions, as defined
  - (b) Land that is specifically exempted from the requirements by “An Act to Revise the Law in Relation to Plats,” ILCS Chapter 765, Act 205, 1 et seq., as amended from time to time.

Voice Vote. All ayes. Motion carried.

**UNFINISHED BUSINESS**

None voiced.

A **Motion** to adjourn was made by Andy Mathes and seconded by Shirley Howard. All ayes.

Respectfully submitted,  
**Bonnie Dickerson**  
Secretary,  
Plan Commission

***PLAN COMMISSION ADVISORY REPORT***

**Hearing Date: December 1, 2016**

**PETITIONER: Tri Cities Columbus Home Association-Knights of Columbus  
2340 Pontoon Rd  
Parcel: 22-1-20-09-06-101-001  
District Zoned R-1**

**MOTION** by Wayne Reuter and seconded by Andy Mathes to approve the petition and allow rezoning classification from R-1 Single Family Residential to C-3 Community Service District at 2340 Pontoon Rd. Roll Call vote. All nays. Motion failed.

**ROLL CALL VOTE**

<b>John Janek</b>	<b>No</b>	<b>Andy Mathes</b>	<b>No</b>	<b>Roger Tracy</b>	<b>No</b>
<b>Shirley Howard</b>	<b>No</b>	<b>Don Scaturro</b>	<b>No</b>	<b>Wayne Reuter</b>	<b>No</b>

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