



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 7, 2017

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, December 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, Mark Davis, Don Luddeke, Peggy Cunningham, Andy Mathes, Roger Tracy, Don Scaturro, Marc Griffin and Wayne Reuter. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Attorney Derek Filcoff, Alderman Dan McDowell, Alderman Tim Elliott, Alderman Paul Jackstadt and City Engineer Joe Juneau. Excused absence: Mary Jo Akeman, Shirley Howard, and Economic Development Director James Amos.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting (November 2, 2017), and this evening's Agenda was made by Mark Davis and seconded by Andy Mathes. 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 19, 2017.

COUNCIL REPORT

Dan McDowell stated the City Council concur with the Plan Commission and approved (1) Vacant Field located at Tri City Regional Port District for Electric Guard Dog LLC Nonconforming Special Exemption Permit.

(2) 3375 Fehling Road -Restoration Church for a Non-conforming Special Exemption Permit was tabled for 30 days.

(3) City Council tabled this petition for 3223 Edwardsville Road-BRT Group LLC for a Special Use Telecommunication Tower & Related Equipment permit.

**PETITIONER:(1) 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 45 x 54 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. Also, Larry Lacefield introduced himself and stated he resides at 419 Old Rock Road Granite City, IL 62040. Mr. Roy stated Restoration Church would like to add a 45' X 54' building to the existing building located at 3375 Fehling Road. Our purpose of the facilities is for the children and youth. Our children facility is out growing itself. We have around 100 children and need a bigger facility to accommodate the children and youth. This building will be a multi use for recreational and teaching facility for children and youth. The building will be use for the children and youth during the week besides only Sunday.

Zoning Administrator Steve Willaredt's concerns were this is an Ingress/Egress Easement. Commonly known as access easement-the carwash and the strip mall have the right to go across. However, when Aldi's built they places a curb and enclosed their parking lot. That does not do away with the easement. I know the playground and fence were constructed with this easement being unknown to me. You should have been aware of such easement upon the purchase of the property. The easement can possibly be vacated. However, this is done by City Council and depending on how the council reacts will determine the length of time to approve the vacation. I would think that possible the City Council will vacate the front and possibly the east side of the easement. In the event that does not occur your only other option would be to build somewhere else on the parcel. You will have to be careful with size of the building and the amount of parking to accommodate your parishioners.

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 Andy Mathes to postpone infinite the petition and work with the City Council to see if the easement can be vacated. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Marc Davis	Yes	Don Luddeke	Yes
Peggy Cunningham	Yes	Andy Mathes	Yes	Roger Tracy	Yes
Don Scaturro	Yes	Marc Griffin	Yes	Wayne Reuter	Yes

There were no further comment for or against this petition.

**PETITIONER:(2) Tri Cities Columbus Home Association-Knight of Columbus
2340 Pontoon Road
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.

Jerry Lilly and Dan Hurford came forth, introduced themselves stated they are speaking on behalf of the Tri Cities Columbus Home Association-Knights of Columbus. Mr. Lilly said the Knights of Columbus would like to purchase this property from the Diocese of Springfield Illinois to build a new building for our hall. Dan Hurford showed a presentation of what the site plan would look like and where it would be located on the property. The new building will be built on the north end of the property close to the intersection of Maryville Road and Pontoon Road. The building could consist of a pre-engineer building, masonry, windows, pitched roof to make a unique structure. We will provide lighting in the parking area, the light design will reflect the light and not shine towards the neighbors houses. The existing building Knights of Columbus owns is an old building and needs a lot of maintenance work and upkeep which is very costly.

Zoning Administrator Steve Willaredt's concerns were was there a hydro elevation study done on the property.

John Janek concerns were why was this area chosen when Knights of Columbus own 10 acres on Century Drive and 26 acres on Maryville Road.

Andy Mathes concerns were retention pond, mosquitoes, high area of traffic already exists, parking and how many nights of bingo will there be.

Don Luddeke concerns were what is wrong with the existing building where the Knights of Columbus is now, what is the purpose of relocating and why build by a nice residential area when there will be alcohol served.

Marc Griffin concerns were where is the property located on Maryville Road you own, the Knights of Columbus wants to help the Catholic schools why not utilize this area where you can be between both schools Saint Elizabeth and Holy Family.

Wayne Reuter concerns were will the retention pond be above or below ground.

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

For petition:

Gregory Fleck resides at 1615 West Washington Springfield, Illinois 62702. Gregory Fleck is the Director of properties, buildings and cemeteries for the Dioceses. The Diocese has let St. Elizabeth Church use the property for parking for their annual events. The Diocese views property on how can this property be useful to us and our mission. We feel having the Knights of Columbus besides the Parish Campus of St. Elizabeth is the best use of this property and will be good for the Parish, the Knights of Columbus and the Community. We fully support and approve of this intended use of the property and hope you will grant the zoning change to allow for a new Knights of Columbus on this property.

Against petition:

Scott Grote resides at 129 Riviera Drive concerns were water problem, land lock pavements and roads, tavern next to a school and water retention problem.

Dave Allison resides at 89 Riviera Drive concerns were flooding, traffic and additional people hanging around the area.

David Dombek resides at 125 Riviera Drive concerns were this is a residential area, traffic, noise, water problem, hazard for children playing in the area.

Joan Moulden resides at 117 Riviera Drive concerns were for 30 years their property has butted up to this property, liquor will be served, large parties, parking, traffic will be increased, lights will impact the surrounding neighbors by shining on their properties and drainage problem.

John Chase resides at 101 Riviera Drive concerns were his property butts up against this property, bingo, tavern and lights shining towards their property.

Dennis Wilmsmeyer resides at 105 Riviera Drive concerns were the back of his house butts up to this property, school playground for kids will be taken away, parking for carnival and flooding.

Alderman Paul Jackstadt concerns were he concurs with the flooding, why build at this location when you own other property and what will this do the residential property value.

MOTION by Mark Davis and seconded by Peggy Cunningham to approve petition and allow for Amendment of Zoning Ordinance to allow reclassification of R-1 Single Family Residential to C-3 Community Service District at 2340 Pontoon Road.

Roll Call. Nine (9) naves. Motion failed.

ROLL CALL VOTE

John Janek	No	Marc Davis	No	Don Luddeke	No
Peggy Cunningham	No	Andy Mathes	No	Roger Tracy	No
Don Scaturro	No	Marc Griffin	No	Wayne Reuter	No

**PETITIONER:(3) Granite City Elk's Lodge # 1063
4801 Maryville Road
Parcel: 22-1-20-04-06-1021-023 & 22-1-20-04-10-101-009
District Zoned C-3 Community Service District**

The Chair stated this is a request for a Nonconforming Special Exemption Permit for an annual event to conduct a Rodeo. District Zoned C-3 Community Service District.

Todd Bennett introduced himself and stated he resides at 43 Mooreland Drive Granite City, IL 62040. Todd is a trustee and will be speaking on behalf of the Granite City Elk's Lodge # 1063. The Elks would like to hold an annual event for a Rodeo. This will be a two day event held in late September. The hours for the event will be 6:00 pm until 10:30 pm. A professional Rodeo Company will come in set up, take down and clean up . CR Rodeo has been in business for over 20 plus years. We are looking at around 35 bulls and 20 riders along with horses and barrel racing. The animal feces will be cleaned up daily. After next year's carnival in May, the Elks want to dissolve the annual carnival and strictly have an annual rodeo.

Zoning Administrator Steve Willaredt's concerns were the City Ordinance # 6.24.070 indicates no farm animals allowed and City Ordinance # 6.28.010 indicates no wild animals.

John Janek concerns were how can you make any money for a two day event, is there enough parking available, portable bleachers to accommodate seating for everyone and safety issues.

Andy Mathes concerns were who will be responsible for providing and paying for an ambulance service, holding the event late at night and the smell of the animals.

Wayne Reuter concerns were will there be a fence, how big is the area and who is providing insurance.

Marc Griffin concerns were will the rodeo area be all enclosed, the portable seating will they be inspected.

Don Scaturro concerns were will there be clowns and entertainment.

Mark Davis concerns were will this replace the annual carnival.

Attorney Filcoff concerns were danger of wild animals, insurance and the liability.

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

For the petition:

David Copper resides at 4905 Richmond and stated he is an Elks member. The Elks has been part of the community for over 100 years. Our membership and support are down and we are looking for new ways to raise funds. The organization gives a scholarship to a boy or girl every year, passed out food baskets to needy families, helps other charities and the community.

Against the petition:

James Lindsay resides at 2033 Arnold concerns were parking, trespassing on private property, flooding, animal smell and waste.

Thomas Druhe resides at 2312 Arnold concerns were 35 bulls what if they get loose, the smell from the animal waste, trash that will be thrown on the ground and the language used from the workers.

Dana Wallace resides at 2300 Arnold concerns were not enough parking, heavy traffic, Elks property is not taken care of now, what will it look like with a rodeo.

MOTION by Wayne Reuter and seconded by Marc Griffin to approve petition and allow for a Nonconforming Special Exemption Permit for an annual event to conduct a Rodeo at 4801 Maryville Road in a District Zoned C-3 Community Service District.
Roll Call. Five (5) naves and three (3) abstain. Motion failed.

ROLL CALL VOTE

John Janek	Abstain	Marc Davis	Abstain	Peggy Cunningham	Abstain
Andy Mathes	No	Roger Tracy	No	Don Scaturro	No
Marc Griffin	No	Wayne Reuter	No		

Note: Board member Don Luddeke had to leave the meeting due to illness.

There were no further comment for or against this petition.

NEW BUSINESS

Zoning Administrator Steve Willaredt ask for a special meeting to be held on Wednesday December 20th, 2017 at 7:00 pm for BRT Group LLC. BRT Group LLC came before the Plan Commission on November 2, 2017 for a Special Use Telecommunication Tower & Related Equipment Permit the Plan Commission passed the petition, but the City Council tabled the petition due to BRT Group LLC purchased property at a different location and would like the cell tower to be place at the new location.

UNFINISHED BUSINESS

Zoning Administrator Steve Willaredt stated members were mailed a copy of An Ordinance Amending Ordinance No. 3818, Article 15 replacing the membership of the Granite City Historical & Architectural Review Commission (HARC) and integrating the duties and powers of the Granite City Historical & Architectural Review Commission(Harc) into the City of Granite City Plan Commission.

MOTION by Don Scaturro and seconded by Andy Mathes to approve the Ordinance Amendment and present to City Council for approval.
Roll vote. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Marc Davis	Yes	Don Luddeke	Yes
Peggy Cunningham	Yes	Andy Mathes	Yes	Roger Tracy	Yes
Don Scaturro	Yes	Marc Griffin	Yes	Wayne Reuter	Yes

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: December 7, 2017

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Roll Call. Five (5) naves and three (3) abstain. Motion failed.

ROLL CALL VOTE

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Andy Mathes	No	Roger Tracy	No	Don Scaturro	No
Marc Griffin	No	Wayne Reuter	No		

UNFINISHED BUSINESS

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Roll vote. Motion carried by unanimous consent.

ROLL CALL VOTE

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Andy Mathes	Yes	Roger Tracy	Yes	Don Scaturro	Yes
Marc Griffin	Yes	Wayne Reuter	Yes		

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