



City of Granite City

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Plan Commission Minutes October 3, 2013

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, October 3, 2013, at 7:00 PM.

PLEDGE The Pledge of Allegiance was recited.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mark Davis, Jack Taylor, Don Luddeke, Mary Jo Akeman, Peggy Cunningham, Mike Spanberger and Andy Mathes. Also present: Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Economic Development Director Jon Ferry. Excused absence: Frank Greathouse.

MINUTES/AGENDA

A Motion to approve the Minutes from the previous meeting (September 5, 2013) and this evening's Agenda was made by Mary Jo Akeman and seconded by Peggy Cunningham. Voice vote. All ayes. Motion carried.

COUNCIL REPORT

No Report.

PURPOSE OF MEETING

A review of the Nameoki Road Business Corridor: (1). Guideline/Commercial Design Handbook and (2). Article 3, Design and Appearance Standards.

Discussion followed. Jon Ferry stated the guidelines, mostly, pertain to new construction. A good number of new businesses are franchises, therefore, regulated by corporate design and regulations. The Zoning Administrator agreed enforceability will be limited because of those corporate regulations. The Chair reminded the Commission members the Designs and Appearance Standards as presented are "guidelines".

Mary Jo Akeman asked Mr. Ferry for an explanation of zero setbacks and was told, a zero setback won't work for every business and that it is relative to walkways. For example, there is walkability in the downtown district, which has no setback regulations.

The Zoning Administrator asked Jon Ferry if the handbook will be available on-line (City of Granite City web-site) and if hard copies will be available to new businesses. Mr. Ferry stated he will see to it the information will be on the web-site and his office will prepare an informative Design & Standards Guideline (handout).

The Chair called for additional questions or concerns. None voiced.

MOTION to approve the Commercial Design Guidelines/Handbook was made by Mike Spanberger and seconded by Mary Jo Akeman. Roll Call vote. All ayes. Motion carried.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

None voiced.

MOTION TO ADJOURN by Mark Davis and seconded by Shirley Howard. Voice vote. All ayes.

Note: Jack Taylor brought to the attention of the Commission the fact Article 3 was neither included in the previous motion nor was voted on .

MOTION to reconvene was made by Mike Spanberger and seconded by Jack Taylor. All ayes. Motion carried by unanimous consent.

ROLL CALL

Members present: John Janek, Shirley Howard, Mark Davis, Jack Taylor, Mary Jo Akeman, Peggy Cunningham, Mike Spanberger and Andy Mathis. (Note: Don Luddeke left Council Chambers following the first adjournment).

MOTION by Mike Spanberger and seconded by Jack Taylor to approve Article 3, Architectural Design & Appearance Standards as presented. Roll Call vote. All ayes. Motion carried by unanimous consent.

No further business.

MOTION to adjourn by Jack Taylor and seconded by Peggy Cunningham. All ayes.

Respectfully submitted,
Barbara Hawkins
Recording Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: October 3, 2013

RE: PURPOSE OF MEETING **Review of Nameoki Corridor
Article 3 and
Guideline Design & Appearance Standards**

MOTION by Mike Spanberger and seconded by Mary Jo Akeman to approve the Commercial Design Guidelines/Handbook as presented.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Mark Davis	Yes	Mike Spanberger	Yes
Jack Taylor	Yes	Andy Mathes	Yes
Don Luddeke	Yes		

Roll Call vote. All ayes.
Motion carried by unanimous consent.

Meeting Adjourned.

MOTION by Mike Spanberger and seconded by Jack Taylor to reconvene meeting.

Voice vote. All ayes.
Motion carried by unanimous consent.

MOTION by Mike Spanberger and seconded by Jack Taylor to approve Article 3, Architectural Design & Appearance Standards.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Mark Davis	Yes	Mike Spanberger	Yes
Jack Taylor	Yes	Andy Mathes	Yes

Roll Call vote All ayes.
Motion carried by unanimous consent.