GRANITE CITY ILLINOIS

City of Granite City

Building and Zoning Dept. 2060B Delmar Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

Plan Commission Minutes
February 3, 2011

CALL TO ORDER
Chairman Sharon Ryan called the meeting of the Plan Commission to Order on Thursday, February 3, 2011, at 7:00 PM.

PLEDGE and SWEAR-IN
The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next meeting scheduled for February 15, 2011.

ATTENDANCE/ROLL CALL
Members Present: Sharon Ryan, Sandy Crites, John Janek, Shirley Howard, Mark Davis, Jack Taylor, Mary Jo Akeman and Peggy Cunningham. Excused absences: Don Luddeke, Frank Greathouse and Nick Ryan.

Also present were: Assistant City Attorney Laura Andrews, Alderman Dan McDowell and Zoning Administrator Steve Willaredt.

MINUTES / AGENDA
A motion to approve the Minutes from the previous meeting this evening's Agenda was made by John Janek and seconded by Shirley Howard. Voice Vote. All ayes. Motion carried by unanimous consent.

COUNCIL REPORT
Alderman Dan McDowell reported the Aldermanic Committee reviewed the Plan Commission's decision to **deny** a request for non-conforming special exemption permit to maintain a Mobile Home at 1731 Maple Street as a residence. Following their discussion and based on extenuating circumstances, a motion was made, seconded and voted upon to **approve** the request.

The Council also reviewed a recommendation by the Graphic Review Board to approve a pole mount sign request to be located at the corner of Nameoki Road and East 23rd Street. The Council moved and voted to deny that request (recommendation) because the Council felt the sign was much, much too large and did not meet the criteria set forth in the Sign Ordinance.

PETITION: Kirk Hulse - 1607 & 1605 Pontoon Road
Rezoning classification from R-2 to C-5

The Petitioner introduced himself and stated his address is 320 O'Farrell in Collinsville, Illinois. His request is to change Zoning classifications from R-2 to Commercial so he may establish a new Hair Salon business on the three vacant parcels. Two parcels are zoned R-2 and the third is zoned C-5.

The Petitioner plans to utilize the existing house as the Hair Salon, the vacant parcel next to it will be a parking lot and the corner parcel will be "green space". Mr. Hulse stated he has a Real Estate Sales Contract for 1607 Pontoon Road and he is in negotiations for the two vacant city-owned parcels.

The Chair asked if anyone from the audience was in favor of the request. Nancy Connolly, 4926 Driftwood, Granite City, came forth and stated she is a regular customer of Mr. Hulse. She stated he has a very nice, immaculate business already established, but is presently in a very crowded location. She would love to see him expand.

The Chair asked if anyone was against the Petition. Mr. Don Kaltmayer presented himself and stated he is not against the business, however, he asked if the zoning classification had to be C-5. His understanding of C-5 is anything could go in there, he asked if a lesser zoning classification could be considered.

Discussion followed. Sandy Crites reviewed the lists of C-2 and C-1 permitted uses. The Petitioner stated he has no other plans for the property other than the Hair Salon; that he had requested C-5 because the corner parcel was already zoned C-5.

Mr. Hulse then verbally amended his petition for property at 1605 and 1607 Pontoon Road to change from a R-2 to C-5 to a R-2 to C-2 zoning classification.

The Chair called for further questions or comments. None voiced.

MOTION by John Janek and seconded by Jack Taylor to grant the petition request and change the zoning classification for property at 1605 and 1607 Pontoon Road from its present R-2 classification to C-2.
Roll Call vote. All ayes. Motion carried by unanimous consent.

Sandy Crites mentioned to the Petitioner the Ordinance pertaining to dumpster requirements. Discussion followed. Because of the low volume of trash expected, the Board waived the issue of a dumpster and stated he could use large totes which should be visually screened.

NEW BUSINESS
Chair Ryan read a letter dated February 3, 2011, from Plan Commission member Nick Ryan , submitting his resignation (Attachment A, available upon request). He has taken a City position.

MOTION by Sandy Crites and seconded by Peggy Cunningham to place on file Mr. Ryan's letter. Voice vote. All ayes. Motion carried by unanimous consent.

UNFINISHED BUSINESS
Assistant City Attorney Laura Andrews reported final revisions to Article 6 and the Board of Appeals absentee member verbage will be presented to the City Council for consideration on February 15, 2011.

No further business discussed.

Respectfully submitted,
Barbara Hawkins
Recoding Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT
Hearing Date: February 3, 2011

PETITONER: **Kirk Hulse**
1607 and 1605 Pontoon Road
Zoning Ordinance Reclassification Request

MOTION by John Janek and seconded by Jack Taylor to grant the petitioner's request to change the zoning classification at 1605 and 1607 Pontoon Road from R-2 (residential) to C-2 (commercial).

Roll Call

Chair, Sharon Ryan	Yes	Jack Taylor	Yes
Sandy Crites	Yes	Mary Jo Akeman	Yes
John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Yes		
Mark Davis	Yes		

Roll Call Vote: Motion Carried unanimously.

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