



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

June 6, 2013

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, June 6, 2013, at 7:00 PM.

PLEDGE

The Pledge of Allegiance was recited and the Petitioner and audience were sworn-in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Jack Taylor, Frank Greathouse, Mary Jo Akeman, Peggy Cunningham and Mike Spanberger. Also present: Alderman Dan McDowell, Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt. Excused absences: Mark Davis Don Luddeke, Jim Smith and Andy Mathes.

MINUTES/AGENDA

A Motion to approve the Minutes from the previous meeting (May 2, 2013) and this evening's Agenda was made by Jack Taylor and seconded by Shirley Howard. Voice vote. All ayes. Motion carried.

CHAIR COMMENTS

The Chair stated the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their meeting scheduled for June 18, 2013.

COUNCIL REPORT

Alderman Dan McDowell reported there is no report.

PETITIONER (1): Scott Wood
2700 Edwards Street
Parcel: 22-2-20-17-18-305-001

The Petitioner came forth and stated his home address is 518 St. Louis Road, Collinsville, Illinois. He owns the building at 2700 Edwards Street and would like to establish a Thrift Shop retail business at that location. He stated items would focus on household items.

The Chairman noted the building has been there for at least seventy years and has always been used as a commercial building located on the corner of Edwards Street and Ridgedale Avenue. The location was formerly Emmet's Market; and more recently, Edwards Street Trading.

Discussion followed concerning ample parking. Mr. Wood stated he owns the small lot on the side of the building, the building itself goes all the way back to the alleyway and believes there is ample parking on the streets for seven or eight vehicles.

When questioned about employees, trash and signage, the Petitioner responded there will be two employees, he will transport the trash to one of his dumpsters at another location and he proposes to use Sandwich Board signage. No further discussion.

The Checklist was completed as follows:

- a). Hours of Operation limited to: 8:00 AM to 5:00 PM
- b). Days of operation: Wednesday thru Saturday
- c). Signage limited to: Flush Mount and/or Sandwich Board to be approved by the Zoning Administrator. The Sandwich Board sign must be brought inside the building at night and cannot obstruct the sidewalk nor impede vehicle traffic.
- d). Screening required: Only if a dumpster is positioned on the property.
- e). Additional parking required: No.
- f). Any additional exterior lighting permitted? None required
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Obtain from the Inspection, Bldg & Zoning Department a business license, the proper permits / inspections.

The Chair called for anyone in the audience either for or against the petition. Don Stock whose address is 2704 Edwards Street came forth. He wished to state for the record that he resides next door to the building; that he and Mr. Scott have agreed that Mr. Scott will scrape and paint the side of the building nearest his home and he does not want a sign near or visible from his home.

MOTION by Shirley Howard and seconded by Peggy Cunningham to approve the Special Use Permit and allow a Thrift Shop Retail Store with the above described restrictions (a - k). Roll Call vote. All ayes. Motion carried by unanimous consent.

PETITIONER (2): **Burroughs Creek Wireless**
Gateway Regional Hospital Tower
2100 Madison Avenue
Parcel: 22-2-20-19-06-101-004

Stephanie Sanford, whose address is 2629 Moundview Drive in Lawrence, Kansas, appeared as spokesperson. She stated the petition is a request for Sprint to “swap” antennas, allowing them to change from a 3G to 4G network. There will be smaller and less equipment required with no change in height. Structure analysis has been given to the Administrator’s office. No further discussion.

MOTION by Peggy Cunningham and seconded by Frank Greathouse to approve the Special Use Permit and allow the intensification of the Tower by changing the equipment canisters. Roll call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

(1). The Zoning Administrator reported the next regularly scheduled meeting will fall on the Fourth of July holiday and the past practice has been a failure to reach a quorum.

The Chairman stated if a Petition becomes necessary in July, for any unforeseeable need, he would be willing to move the date to July 11th if the Petitioner could not wait until the August hearing.

MOTION to cancel the July 4, 2013, meeting and schedule any Petition(s) on July 11th in the event of an emergency made by Jack Taylor and seconded by Shirley Howard. Voice vote. All ayes. Motion carried by unanimous consent.

(2). The Zoning Administrator brought up the continuous problems with *The EventLine*, located at 3039 Nameoki Drive. The business continues to allow use of Tractor Trailer trucks on the street, continue to work until midnight and later and continue to be a nuisance with loud noise throughout the day and night in the residential neighborhood. The establishment has ignored warnings and the Administrator requested the commission address revocation of the Special Use permit at the next meeting.

UNFINISHED BUSINESS

None reported.

Motion to adjourn by Frank Greathouse and seconded by Mary Jo Akeman. All ayes. Motion carried.

Respectfully submitted by,
Barbara Hawkins
Recording Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: May 2, 2013

**PETITIONER (1): Scott Wood
2700 Edwards Street
Parcel ID: 22-2-20-17-18-305-001**

MOTION by Shirley Howard and seconded by Peggy Cunningham to approve the Special Use Permit and allow the Thrift Shop Retail Store in a residential district zoned R-3 with restrictions as follows:

- a). Hours of Operation limited to: 8:00 AM to 5:00 PM
- b). Days of operation: Wednesday thru Saturday
- c). Signage limited to: Flush Mount and/or Sandwich Board to be approved by the Zoning Administrator. The Sandwich Board sign must be brought inside the building at night and cannot obstruct the sidewalk nor impede vehicle traffic.
- d). Screening required: Only if a dumpster is positioned on the property.
- e). Additional parking required: No.
- f). Any additional exterior lighting permitted? None required
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Obtain from the Inspection, Bldg & Zoning Department a business license, the proper permits / inspections.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Mike Spanberger	Yes
Frank Greathouse	Yes		

All ayes. Motion carried by unanimous consent.

**PETITIONER (2): Burroughs Creek Wireless
Gateway Regional Hospital Tower
2100 Madison Avenue
Parcel: 22-2-20-19-06-101-004**

MOTION by Peggy Cunningham and seconded by Frank Greathouse to approve the Special Use Permit and allow the intensification of the Tower by changing the equipment canisters.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Mike Spanberger	Yes
Frank Greathouse	Yes		

All ayes. Motion carried by unanimous consent.

NEW BUSINESS

**Motion by Jack Taylor and seconded by Shirley Howard to cancel the July 4, 2013 meeting and schedule any Petition(s) on July 11, in the event of an emergency. Voice vote. All ayes.
Motion carried by unanimous consent.**