



Original file copy

# 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 March 5, 2009*

### 1). CALL TO ORDER

The meeting of the Plan Commission was called to Order at 7:00 PM.

### 2). PLEDGE, SWEAR-IN & COMMENTS

Chair Ryan swore in those present and explained the Plan Commission is a recommending body to the City Council and they will have the final determination.

### 3). ATTENDANCE/ROLL CALL

Members Present:

Sandy Crites, Mark Davis, John Janek, Don Luddeke, Sharon Ryan, Jack Taylor, Ben Ward, Mark Wilson and Nick Ryan. Also Present: Attorney Laura Andrews and Alderman Dan McDowell. Absent: Shirley Howard and Frank Greathouse.

### 4). APPROVAL OF MINUTES & AGENDA

Motion by Janek, seconded by Ben Ward. All ayes. Motion carried.

### 5). COUNCIL REPORT

Alderman Dan McDowell reported all recommendations from the previous meeting were presented to the City Council and were approved.

### 6). PETITION REVIEWS

#### a). 2153 Edison Avenue

Petitioner Jason Sandberg not present when called upon. Chair Ryan stated the Petition will now be considered second on the Agenda.

#### b). 3039 Nameoki Drive

#### *3039 NAMEOKI DRIVE*

The representative for Experiencing Imagination, Gary Edrington, introduced himself and presented the request for a non-conforming use permit for warehouse (storage) and business. Discussion followed. Mr. Edrington stated the business will begin with 4 employees and increase to perhaps 25 part-time during the peak season. Brochures were distributed. His business will warehouse vehicles and equipment for rides, games, theme décor staging, sound and lighting facilitation, casino and catering as well as event tents and booths.

The owner anticipates little public use of office space; business will be general, marketing/internet sales. Warehouse use for loading and unloading equipment.

Mr. Edrington stated the business intends to purchase 100 ft X 200 ft tract from the neighboring church to be used for parking equipment trucks (largest truck is a 24ft. box truck). Planned improvements include windows, awnings, concrete parking lot and an 8 ft. chain link fence around the entire area for security.

**MOTION** by Janek and seconded by Ben Ward to allow the non-conforming use and structure permit with the following restrictions:

- a). Hours/ Days of operation 9:00 AM – 6:00 PM. Monday thru Saturday.
- b). Signage limited to flush mount or canopy to be approved by Zoning Administrator.
- c). Screening required between parcel and church.
- d). Additional parking not required. Parking lot to be concrete paved.
- e). Exterior night lights permitted, but must face away from neighboring residences.
- f). Storm water run-off not applicable.
- g). Permit expires with change of ownership, any change in use and/or intensification of use.
- h). The Administrator has the right to return permit for review if he finds the stated intent of the permit has not been followed or the business has become a nuisance.
- i). Trash dumpster must be enclosed.

**MOTION PASSED UNANIMOUS**

Following the passage of the aforementioned Motion, the Petitioner asked a question concerning weight allowance. His concern is his largest truck, when loaded, may exceed the maximum 5 tons allowed. Discussion followed. Mr. Edrington reported the largest equipment truck is a 24 ft. box truck with 13 ton capacity which may be used twice a month to haul tarps and tents. The consensus of the owner and the Commission was the loaded truck would never reach 13 ton capacity. They agreed if the truck were ever overweight, it would likely not be an excessive amount.

**2153 EDISON**

Petitioner not present. Chair Ryan stated the Petition would not be discussed.

**MOTION** by Crites and seconded by Ward to continue the hearing to next month.  
Roll Call vote.

**MOTION PASSED UNANIMOUS**

**2260 WASHINGTON**

The Zoning Administrator reported he is unsure if the real estate sale of Sullies Liquor store has "closed". Rick Lesko, owner of Sullies, has a legal issue in civil court (serving to a minor). No liquor license has been issued by the Mayor to Mr. Patel, therefore, this issue is in limbo at this time.

**OLD BUSINESS / NEW BUSINESS - None**

Motion to adjourn by Janek and seconded by Ward. All ayes.

Respectfully submitted,



**Barbara Hawkins  
Recording Secretary**

March 5, 2009

*PLAN COMMISSION ADVISORY REPORT*

**PETITIONER:** Jason Sandberg  
**LOCATION:** 2153 Edison Avenue  
**REQUEST:** PUD Rezoning Classification. Petitioner's request to revert single zoning classification (R-3) back to two family (R-4).

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Petitioner failed to appear for Hearing.

Chairperson, Sharon Ryan, stated the Petition would not be discussed and is hereby re-set for the next regularly scheduled meeting of the Plan Commission on April 2, 2009.

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March 5, 2009

Chair, Sharon Ryan

March 5, 2009

*PLAN COMMISSION ADVISORY REPORT*

**PETITIONER:** Gary L. Edrington  
Experiencing Imagination

**LOCATION:** 3039 Nameoki Drive

**REQUEST:** Non-conforming Use and Structure Permit

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**3039 Nameoki Drive – Nonconforming Use and Structure Permit**

**MOTION** by Janek and seconded by Ben Ward to allow the non-conforming use and structure permit with the following restrictions:

- a). Hours/ Days of operation 9:00 AM – 6:00 PM. Monday thru Saturday.
- b). Signage limited to flush mount or canopy to be approved by Zoning Administrator.
- c). Screening required between parcel and church.
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***MOTION PASSED UNANIMOUS***

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**Roll Call**

<b>Sandy Crites</b>	<b>yes</b>	<b>Jack Taylor</b>	<b>yes</b>
<b>Mark Davis</b>	<b>yes</b>	<b>Ben Ward</b>	<b>yes</b>
<b>John Janek</b>	<b>yes</b>	<b>Mark Wilson</b>	<b>yes</b>
<b>Don Luddeke</b>	<b>yes</b>	<b>Nick Ryan</b>	<b>yes</b>
<b>Sharon Ryan</b>	<b>yes</b>		

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March 5, 2009

Chair, Sharon Ryan