



City of Granite City

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Plan Commission Minutes

September 2, 2010

CALL TO ORDER

The Chairperson, Sharon Ryan, called the meeting of the Plan Commission to Order on September 2, 2010, 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 the next City Council meeting scheduled for September 21, 2010.

ATTENDANCE/ROLL CALL

Members Present: Sharon Ryan, Sandy Crites, Mary Jo Akeman, Jack Taylor, Nick Ryan, Shirley Howard and Frank Greathouse. Excused were: Mark Davis, John Janek and Don Lueddeke.

Also present were: Aldermen Dan McDowell, Don Thompson, Jim Smith and Zoning Administrator Steve Willaredt.

APPROVAL OF AGENDA / MINUTES

A motion to approve the Minutes and the Agenda was made by Jack Taylor and seconded by Frank Greathouse. Voice Vote. All ayes. Motion carried by unanimous consent.

COUNCIL REPORT

Alderman Dan McDowell reported the issue of the Phase 2 Construction of new offices at 3908 Maryville Road which was *denied* passage by the Plan Commission and was referred back to (City Council) committee for review. The Council decided not to concur with the Plan Commission and approved the Petition by unanimous consent. The owner, Heinz Peter, and his contractor made revisions to the original plan by reducing the building size, making alterations and is in compliance with the 100 Year Flood Plan for Madison County.

PETITIONER: Carolyn Rickman – 2113 Johnson Road
Request for a Special Use Permit to allow a “Buy & Save”
Retail Shop in a District Zoned R-1

Steve Willaredt, Zoning Administrator, distributed color photos of the locations being discussed at this hearing (attachments A & B, available upon request).

Ms. Rickman introduced herself and stated she wishes to open a retail store, selling merchandise such as: Jewelry, leather belts and shoes. She would like to use the back part of the building to sell used furniture. The Chair asked if anyone present was in favor of, or opposed, to this petition request. None were voiced.

The Chair called for questions and comments. Discussion followed. Mary Jo Akeman voiced concern for the sale of used items in a Residential Zone. When questioned, the Petitioner stated everything but the furniture would be new. The Zoning Administrator searched C-1 and C-2 uses in the Municipal Code Book and did not find a specific designation which would address the re-sale of furniture, therefore, considered that to be allowable.

Shirley Howard questioned the delivery location of merchandise and furniture. The Petitioner replied there is a garage in back of the store that will be used (photo, Attachment A). The Petitioner stated her intention is to purchase the building and plans to employ 3 people. Issues such as: hours of operation, signage, types of clothing and merchandise to sell, parking and trash/dumpster were all addressed and the specifics are noted on the Checklist for Special Use Permits as follows:

Proposed Use: Buy & Save Retail Shop.

Sale of new clothes, shoes, belts, jeans, novelty items including sportswear, teddy bears, socks, party supplies, jewelry, purses and some used furniture in back.

- a). Hours of Operation: 9:00AM -7:00 PM
- b). Days of Operation: 7 Days a week
- c). Signage limited to: Flush Mounted. Must contact the Zoning Administrator for required permit
- d). Screening Required: No
- e). Additional Parking required: None required
- f). Any additional exterior lighting permitted: Petitioner to contact Administrator. Petitioner is aware lighting cannot face residential properties and must be away from flow of traffic
- 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: (1). Dumpster is not required, trash bin should be visually screened
(2). All items must be kept inside building.

MOTION by Sandy Crites and seconded by Jack Taylor to allow the "Buy & Sell" Special Use with the above named restrictions (items "a" thru "k"). Roll Call Vote. All ayes. Motion carried by unanimous consent.

PETITIONER: Thomas Moslander – 1561 Johnson Road
Request for Special Use Permit to allow a Tax Service business
In a District Zoned R-2.

Thomas Moslander introduced himself and stated he would like to relocate his business to 1561 Johnson Road and is petitioning for a Special Use Permit.

The Chair asked the Zoning Administrator if size and location of the sign is acceptable (photo, Attachment B). He answered, the sign is fine. All Mr. Moslander would have to do is change the face.

The Chair asked for questions or comments. Shirley Howard stated the parking lot pavement looks bad, being somewhat buckled in areas with weeds growing up and questioned the Petitioner about repairs. Mr. Moslander stated he intends to start work early next week. There is not much to do with the interior, however, the exterior needs a general clean up and weeding. Mary Jo questioned a time frame and was told he first has to evaluate the property. The Petitioner admitted he is not an expert on repairs, but it should not take more than a month. They have purchased the property outright.

Checklist for Special Use Permits as follows:

Proposed Use: Moslander Tax Service

- a). Hours of Operation: 9:00AM -8:00 PM
- b). Days of Operation: 7 Days a week
- c). Signage limited to: Current Sign or Flush Mounted. Contact the Zoning Administrator for required permit
- d). Screening Required: No
- e). Additional Parking required: None required
- f). Any additional exterior lighting permitted: No

- 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: (1). General Clean Up & Asphalt Repair in month's time
(2). May use Trash Bin (not dumpster, dense foliage will shield from neighbor (photo, Attachment B).

MOTION by Sandy Crites and seconded by Shirley Howard to allow the Special Use with the above named restrictions (items "a" thru "k"). Roll Call Vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Alderman Dan McDowell stated he had neglected to add to his Council Report that in his ten years as Alderman he recalls only two occasions when the Council has not concurred with the Plan Commission's decision on any given issue. He mentioned hundreds of meetings and thousands of decisions. Alderman McDowell wanted the Commission to know both he and the City Council take this Board very seriously.

Sandy Crites reported (1) The Service Station on the corner of Wabash and Johnson Road appears to be vacant and the exterior bathrooms are open and may be a safety issue, and (2) There is a large steel box at the corner of Victory Drive and Nameoki Road (next to Cohen's Warehouse) which makes it difficult to see oncoming traffic. The Zoning Administrator reported the steel box is likely the traffic control box for the stoplights and there is nothing the city can do to control the location of the box.

UNFINISHED BUSINESS

Draft of Article 6 postponed. No further business.

MOTION to Adjourn by Mary Jo Akeman and seconded by Shirley Howard. Motion carried by unanimous consent.

Respectfully submitted by

Barbara Hawkins

Recording Secretary
Plan Commission

PETITIONER (2): Thomas Moslander
Moslander Tax Service

REQUEST: 1561 Johnson Road
Special Use Permit to allow a tax service in a District zoned R-2

MOTION by Sandy Crites and seconded by Shirley Howard to approve the request to allow a tax service business in a residential District Zoned R-2 with the following requirements and conditions:
Proposed Use: Moslander Tax Service

- a). Hours of Operation: 9:00AM -8:00 PM
- b). Days of Operation: 7 Days a week
- c). Signage limited to: Current Sign or Flush Mounted. Contact the Zoning Administrator for required permit
- d). Screening Required: No
- e). Additional Parking required: None required
- f). Any additional exterior lighting permitted: No
- 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: (1). General Clean Up & Asphalt Repair in month's time
(2). May use Trash Bin (not dumpster, dense foliage will shield from neighbor)

MOTION by Sandy Crites and seconded by Shirley Howard to allow the Special Use with the above named restrictions (items "a" thru "k"). Roll Call Vote. All ayes.

MOTION Passed by Unanimous Consent