



City of Granite City

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Plan Commission Minutes

May 3, 2012

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, May 3, 2012, at 7:00 PM.

PLEDGE and SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience were sworn in. Following the welcoming remarks, the Chair said the Plan Commission is a recommending body to the City Council and the Council will make the final determination of the Petitions at the regularly scheduled meeting on May 15, 2012.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Jack Taylor, Don Luddeke, Mary Jo Akeman, Peggy Cunningham, Jim Smith and Michael Spanberger. Excused absences: Mark Davis and Frank Greathouse,. Also present were: Aldermen Dan McDowell and Zoning Administrator Steve Willaredt.

MINUTES & AGENDA

A Motion to approve the Minutes from the previous meeting (April 5, 2012) and this evening's Agenda was made by Mary Jo Akeman and seconded by Jack Taylor. Voice vote. All ayes.

COUNCIL REPORT

Alderman Dan McDowell reported the petitions requested by Robert and Melinda Gerber, 2723 E. 24th Street, to continue a food service business in a Residential area and the Petition by Collective Solutions to intensify the existing telecommunications tower located at St. John United Church of Christ, 2901 Nameoki Road, were both approved and passed by the City Council.

PETITIONER: Ray Ruder 1081 Geil Drive

The Commission was given copies of an aerial photograph of the property and the floor plan of the proposed building addition (Attachments A & B, available upon request). The Chairman explained the Petitioner's request is to intensify the use with expansion of the rental yard and to construct an addition to the building in a District zoned M-4 in a P.U.D.

Mr. Ray Ruder introduced himself and stated his home address is 2160 North Bluff Road in Collinsville. He stated the lessees, Sun Belt Rentals, want to add another division to their business and the present site is somewhat small. Mr. Ruder would like to expand their area in order to keep their business from relocating. Sun Belt Rentals intends to include equipment such as air compressors, pumps and generators.

The Chair called for questions or comments from the Commission. Mr. Smith stated he noticed quite a bit of rain water in the holding area, likely from the recent rain. Mr. Ruder stated he had never had a problem with his neighbor, or the water drainage, until they started work in that area. He believed the issue may have been his culvert; therefore, met with Chouteau Township. The Township began to perform a hydro-machine cleaning only to learn the culvert on his property was not clogged, that the problem was on the homeowner's side (which caused the backup of rainwater on his property).

Mr. Ruder intends to clean the ditch, remove brush against the fence line, cut a 1 ft X 4 ft wide ditch and add an

8 inch pipe so the water will run off his property. Additionally, at his own expense, he will continue down the fence line another 150 or 200 ft below him (through the adjoining property) in order for rainwater to run off the neighbor's property as well. Mr. Ruder stated, upon completion, there should *not* be any significant amount of rain water, on either of the properties. He added, his neighbor is very happy.

The Chair called for further questions or comments. The Zoning Administrator referred the Commission to the map (attachment A) pointing out the 9.7 acres expansion area and the proposed new driveway (cut) on Geil Drive.

No further discussion.

MOTION to approve the Petition as presented was made by Mary Jo Akeman and seconded by Don Luddeke. Roll call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

a). Article 5 Junk/Scrapyard Limitations

The Zoning Administrator, Steve Willaredt, stated the Assistant City Attorney is unavailable for this evening's meeting; however, she is working on the draft which should be presented to the Commission at the next meeting.

b). Architectural Design & Appearance Standards (Shiloh handout)

Jon Ferry, Economic Director, apologized for not attending the last two meetings. His Grandfather passed away and his wife gave birth to their first child, a baby girl.

Jon began by stating worker's today have more choices and mobility than ever before and according to the Bureau of Economic Analogy, 76.6% of the working force in Granite City live outside the City limits, that is a problem that needs to be addressed. He would like to improve the standards for new construction as well as see redevelopment and improvement to the main corridors (i.e. Nameoki Road and Madison Avenue).

Discussion followed concerning the obligations of the Plan Commission to the Council. Mary Jo recommended a strategy analysis. Jon Ferry stated any recommendation for changes or additions to the City's Ordinance first comes from the Plan Commission. Mike Spanberger warned against being too restrictive with plan and design.

The Chair suggested the Commission address this issue at the next meeting. He urged everyone to take time to read the provisions and standards in Article 3-16 of the Shiloh report and come up with a plan.

No further business.

Motion to Adjourn by Mary Jo Akeman and seconded by Shirley Howard. Voice vote. Motion carried.

Respectfully submitted.

Barbara Hawkins

Secretary, Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: May 3, 2012

PETITIONER: Ray Ruder
Ruder Properties
1081 Geil Drive

MOTION by Mary Jo Akeman and seconded by Don Luddeke to approve the expansion of the rental yard and to allow the building addition as presented in a District Zoned M-4 Planned Unit Development.

ROLL CALL VOTE:

John Janek	Yes	Shirley Howard	Yes
Jack Taylor	Yes	Don Luddeke	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Jim Smith	Yes	Mike Spanberger	Yes

All ayes. Motion carried by unanimous consent.
