

***Plan Commission Minutes
January 7, 2016***

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, January 7, 2016, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited and the Petitioner was asked to remain standing to be sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mark Davis, Jack Taylor, Peggy Cunningham, Andy Mathes and Roger Tracy. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden and Asst. City Attorney Laura Andrews. Excused absence: Don Luddeke, Mary Jo Akeman

MINUTES

Motion to approve the Minutes from the previous meeting (October 1, 2015) was made by Mark Davis and seconded by Roger Tracy. Voice Vote. All ayes. Motion carried.

AGENDA

Motion to approve this evening's Agenda was made by Mark Davis and seconded by Roger Tracy. Voice vote. All ayes. Motion carried.

A MOTION to hear the petitioners out of order was made by Andy Mathes and seconded by Peggy Cunningham . Roll Call vote: All ayes. Motion Carried.

John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Yes	Andy Mathes	Yes
Mark Davis	Yes		
Jack Taylor	Yes		

COMMENTS BY THE CHAIRMAN

The Chair stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, January 19, 2016.

COUNCIL REPORT

No Report.

**PETITIONER (2): Steve Vaughn
d/b/a: Vaughn Auto Repair
1221 W Pontoon Rd
Parcel: 22-2-20-05-17-301-005**

The Chair stated the petitioner’s is requesting a Special Use Permit to allow a business to operate as a automotive repair shop. The property is located at 1221 W. Pontoon Rd and in a district zoned R-2 Single Family Residential District.

The Petitioner, Steve Vaughn came forth introduced himself and stated he resides at 110 Wilson Park Ln Granite City, IL. The petitioner stated he formerly had an auto repair shop at this location and wanted to move his business back to Granite City. Mr. Vaughn stated this would be a repair shop only and will not be selling or storing vehicles.

Chairman asked if there was anyone in the audience that wanted to speak either for or against this petition.

Discussion: Michael Hopke came forth and stated he was concern would this business be a repair shop only and will not be selling or storing vehicles at this location.

The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham..

- a). Hours of Operation limited to: 8:00 a.m. until 9:00 p.m. Monday through Friday.
8:00 a.m. until 5.00 p.m. Saturday
- b). Days of operation: 6 days per week.
- c). Signage limited to: Per sign ordinance and approval by Zoning Administrator
- d). Screening required: Yes dumpster.
- e). Additional parking required: N/A as is
- 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: None

A MOTION to approve the change in ownership and approve the Special Use Permit was made by Mark Davis and seconded by Roger Tracy. Roll Call vote: All ayes. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Yes	Andy Mathes	Yes
Mark Davis	Yes	Roger Tracy	Yes
Jack Taylor	Yes		

**Petitioner: (3) James Whitesides
d/b/a: Ace Ventures Granite City LLC /Ace Storage
910 St. Thomas Rd
Parcel ID: 22-1-14-32-00-000-006.003**

The Chair stated the petitioner's is requesting an intensification in a planned unit industrial district to allow continuance use of a self storage and adding carport covers for vehicle parking to the previously approved site plan. The property is located at 910 St. Thomas Rd. and in a district zoned M-4 Planned Unit Development.

James Whitesides introduced himself and stated he resides at 6215 W Outer Road Imperial, MO. Mr. Whitesides stated he is requesting to continue use of the self storage facility and adding carport covers for vehicle parking to the previously approved site plan.

Mark Davis's concern was metal structure with concrete footings and roof cover only.

Zoning Administrator Steve Willaredt's concern was on the plat site this covered carport would be on the Madison County Sanitary Sewer Easement.

MOTION by Roger Tracy and seconded by Andy Mathes to allow the Ace Ventures Granite City LLC/Ace Storage for intensification in a planned unit industrial district to add carport covers for vehicle parking pending approval from Madison County Special Service Area to put on easement. District zoned M-4 Planned Unit Development. Roll call vote. Five ayes. Two abstain. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Abstain	Andy Mathes	Yes
Mark Davis	Yes	Roger Tracy	Yes
Jack Taylor	Abstain		

**Petitioner: (1) Premier Civil Engineering
CVS Store
3319 Nameoki Rd.
Parcel ID:22-1-20-08-14-301-004, 22-2-20-08-14-301-003, 22-2-20-08-14-301-005
District Zoned C-5 Highway Commercial District**

The chair stated the petitioner is requesting a Preliminary and Final Plat Review for the purpose of establishing a CVS Store with a Pharmacy Drive Thru in a District Zoned C-5 Highway Commercial District.

Mat Fogarty came forth and introduced himself and stated he represents Premier Civil Engineering at 308 TCW Ct Lake St. Louis, MO. Mr. Fogarty showed a colored site plan and explained where the CVS

Store with a Pharmacy Drive Thru will be located on 1.79 acre site with the intent to blend in together with the other two businesses. Mr. Fogarty stated the parking spaces will be 10 X 19 instead of what the City Ordinance states which is 10 x 20. Also, US Bank and the Shopping Center will have some exterior work done.

MOTION by Mark Davis and seconded by Shirley Howard to approve the Preliminary Plat for establishing a CVS Store with a Pharmacy Drive Thru located at 3319 Nameoki Rd in a District Zoned C-5 Highway Commercial District. All ayes. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Yes	Andy Mathes	Yes
Mark Davis	Yes	Roger Tracy	Yes
Jack Taylor	Yes		

MOTION by Andy Mathes and seconded by Jack Taylor for conditional approval of the final plat contingent on approval by City of Granite City and Building/Zoning Administration Steve Willaredt. See attached letter from Juneau Engineering and Land Surveying. Roll call vote. All ayes. Motion Carried.

ROLL CALL VOTE

John Jane	Yes	Peggy Cunningham	Yes
Shirley Howard	Yes	Andy Mathis	Yes
Mark Davis	Yes	Roger Tracy	Yes
Jack Taylor	Yes		

There were no further comment for or against this petition.

NEW BUSINESS

None Voiced.

UNFINISHED BUSINESS

None voiced.

A **Motion** to adjourn was made by Peggy Cunningham and seconded by Jack Taylor. Motion carried.

Respectfully submitted,

Bonnie Dickerson

Secretary,
Plan Commission

PLAN COMMISSION ADVISORY REPORT
Hearing Date: January 7, 2016

PETITIONER: (2) Steve Vaughn
d/b/a: Vaughn Auto Repair
1221 W Pontoon Rd
Parcel ID: 22-2-20-05-17-301-005

MOTION by Mark Davis and seconded by Roger Tracy to allow Special Use Permit to operate an Automotive Repair Shop under new ownership located at 1221 W. Pontoon Rd. The property is District Zoned R-2 Single Family Residential District with the following conditions and restrictions:

The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham..

- a). Hours of Operation limited to: 8: 00 a.m. until 9:00 p.m. Monday through Friday.
8:00 a.m. until 5.00 p.m. Saturday
- b). Days of operation: 6 days per week.
- c). Signage limited to: Per sign ordinance and approval by Zoning Administrator
- d). Screening required: Yes dumpster.
- e). Additional parking required: N/A as is
- 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: None

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Yes	Andy Mathes	Yes
Mark Davis	Yes	Roger Tracy	Yes
Jack Taylor	Yes		

All ayes.
Motion carried by unanimous consent.

**PETITIONER: (3) James Whitesides
d/b/a: Ace Ventures Granite City LLC/Ace Storage
910 St. Thomas Rd
Parcel ID: 22-1-14-32-00-000-006.003**

MOTION by Roger Tracy and seconded by Andy Mathes to allow Ace Ventures Granite City LLC/Ace Storage for intensification in a planned unit industrial district to add carport covers for vehicle parking pending approval from Madison County Special Service Area to put on easement. District zoned M-4 Planned Unit Development. Roll Call vote. Five ayes. Two abstain. Motion Carried.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Abstain	Andy Mathes	Yes
Mark Davis	Yes	Roger Tracy	Yes
Jack Taylor	Abstain	Andy Mathes	Yes

**PETITIONER: (1) Premier Civil Engineering
CVS Store
3319 Nameoki Rd
Parcel ID:22-1-20-08-14-301-004, 22-2-20-08-14-301-003, 22-2-20-08-14-301-005
District Zoned C-5 Highway Commercial District**

MOTION by Mark Davis and seconded by Shirley Howard to approve the Preliminary Plat for establishing a CVS Store with a Pharmacy Drive Thru located at 3319 Nameoki Rd in a District Zoned C-5 Highway Commercial District. All ayes. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes
Shirley Howard	Yes	Andy Mathes	Yes
Mark Davis	Yes	Roger Tracy	Yes
Jack Taylor	Yes		