

The Chair stated this is a request for the establishment of a Gift and Craft Store (Kinderhook Kraft's). Located in a District Zoned Lincoln Place Planned Unit Development.

Todd Angle introduced himself and stated he would like to establish a Gift and Craft Store at 823 Niedringhaus (formerly "Cats Meow"). Todd Angle explains what kind of Gift and Craft Store he will have. It will be handmade crafts to the community at a lower cost and later on to expand for crafting parties for kids. Discussion followed. The Petitioner responded to the Commission's questions;

The Special & Non-Conforming Use Checklist was completed by Commission member MaryJo Akeman.

- a). Hours of Operation limited to: 9am – 9pm Monday thru Sunday .
- b). Days of operation: 7 days per week.
- c). Signage limited to: Window Sign, signage approved by the Administrator, Building and Zoning.
- d). Screening required: None required.
- e). Additional parking required: Street Parking Approved.
- 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

MOTION by MaryJo Akeman and seconded by Andy Mathis to allow the Petition to establish a Gift and Craft Store located in a District Zoned Lincoln Place Planned Unit Development, and in accordance with the above named conditions and restrictions (Items A thru J). Roll Call vote. All ayes. Motion carried by unanimous consent.

PETITIONER (2): **Lisa Gilliams**
 Trinity United Methodist Church
 2534 E. 25th Street (Vacant Lot)
 Parcel: 22-2-20-17-17-301-017

The Chair stated this is a request for special exemption and variance to construct a new Church Auxiliary Building using a pre-engineered metal building and exceeding the allowable 30% coverage. Located in a District Zoned R-3 Single Family Residential District.

Lisa Gilliams Pastor of Trinity United Methodist Church explains Twigs.

Discussion followed:

The Twigs Program started in the summer year of 2011 serving lunches in 11 communities. In the summer of 2014 they served short of 60,000 lunches. Part of Twigs is now also a backpack program in the Granite City School District dropping off approximately 131 backpacks to all school buildings in Granite City . Starting in January expanding at the request of Dr. Robert Daiber, Regional Superintendent will be going to Madison, Venice, Wood River and Hartford first, due to those communities already

having a Twigs Program presence in summer with a volunteer base. The church also has an Senior program called Figs for the elderly which has approximately 100.

The church owns a house at 2617 25th St. and has outgrown the house servicing 2500 lunches in 2011 and now servicing under 60,000 lunches and has to store items in multiple locations throughout the city and would like to build a multi-purpose building to accommodate their needs and continue help with the needs of the children and elderly in the community. The Petitioner responded to the Commission's questions;

Mary Jo Akeman ask Zoning Administrator if parcel and address was published in newspaper. Zoning Administrative assured her it was.

Mary Jo Akeman states these drawings look more like an industrial building. Pastor Lisa Gilliams said this will not be metal on the exterior of building will have vinyl siding light brown or grey (horizontally) and may possibly have yellow siding that will be vertically around building as accent color.

Chairman John Janek motion for the approval of structure.

MOTION: By Rodger Tracy and seconded by Shirley Howard to approve the structure.
Roll Call Vote. All ayes. Motion carried by unanimous consent.

The Special & Non-Conforming Use Checklist was completed by Commission member MaryJo Akeman.

- a). Hours of Operation limited to: N/A .
- b). Days of operation: N/A.
- c). Signage limited to: Signage approved by the Administrator, Building and Zoning.
- d). Screening required: None required.
- e). Additional parking required: N/A.
- f). Any additional exterior lighting permitted? Per Zoning Administrator
- 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

MOTION by Mark Davis and seconded by Mary Jo Akeman to allow the Petition to construct a new Church Auxiliary Building using a pre-engineered metal building and exceeding the allowable 30% coverage. Located in a District Zoned R-3 Single Family Residential District and in accordance with the above named conditions and restrictions (Items A thru J). Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None Voiced.

UNFINISHED BUSINESS

None voiced.

A **Motion** to adjourn was made by Mark Davis and seconded by Shirley Howard. Motion carried.

Respectfully submitted,

Bonnie Dickerson

Secretary,
Plan Commission

PLAN COMMISSION ADVISORY REPORT
Hearing: January 08, 2015

PETITIONER (1): **Todd Angle & Jeff Wallace**
 823 Niedringhuas Ave (formerly “Cats Meow”)

MOTION by MaryJo Akeman and seconded by Andy Mathis to grant the Petitioner’s request to allow a Gift and Craft Store d/b/a Kinderhook Kraft’s located in a District Zoned Lincoln Place Planned Unit Development, with the following conditions and restrictions:

- a). Hours of Operation limited to: 9am – 9pm Monday thru Sunday .
- b). Days of operation: 7 days per week.
- c). Signage limited to: Window Sign, signage approved by the Administrator, Building and Zoning
- d). Screening required: None required.
- e). Additional parking required: Street Parking Approved.
- 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

ROLL CALL VOTE

John Janek	Yes	Andy Mathes	Yes
Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes

Motion carried by unanimous consent.

PLAN COMMISSION ADVISORY REPORT
Hearing Date: January 08, 2015

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PETITIONER (2): **Lisa Gilliams**
 Trinity United Mehtodist Church
 2534 E 25th Street (Vacant Lot)
 Parcel: 22-2-20-17-17-301-017

MOTION by Mark Davis and seconded by Mary Jo Akeman to allow the Petition to construct a new Church Auxiliary Building using a pre-engineered metal building (exterior to have vinyl siding) and exceeding the allowable 30% coverage in a District Zoned R-3 Single Family Residential District, with the following conditions and restrictions:

- a). Hours of Operation limited to: N/A.
- b). Days of operation: N/A.
- c). Signage limited to: Signage approved by the Administrator, Building and Zoning.
- d). Screening required: None required.
- e). Additional parking required: N/A.
- f). Any additional exterior lighting permitted? Per Zoning Administrator
- 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

ROLL CALL VOTE:

John Janek	Yes	Andy Mathes	Yes
Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes

Motion carried by unanimous consent.