

***Plan Commission Minutes
October 1, 2015***

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, October 1, 2015 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, Jack Taylor, Don Luddeke, Mary Jo Akeman, Peggy Cunningham and Andy Mathes. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden and Asst. City Attorney Laura Andrews. Excused absence: Mark Davis. Unexcused absence: Roger Tracy

MINUTES

Motion to amend the minutes from September 3, 2015 was made by Jack Taylor and seconded by Andy Mathes. Roll call. All ayes. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Andy Mathes	Yes
Don Luddeke	Yes		

Motion to approve the minutes and minutes to be amended from the previous meeting (September 3, 2015) was made by Jack Taylor and seconded by Mary Jo Akeman. Voice Vote. All ayes. Motion carried.

AGENDA

Motion to approve this evening's Agenda was made by Jack Taylor and seconded by Mary Jo Akeman. Voice vote. All ayes. Motion carried.

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, October 20th, 2015.

COUNCIL REPORT

Steve Willaredt Building & Zoning Administrator reported that William Henke located at 2355 Pontoon Rd wanted to intensify the Special Use Permit to include the retail sales of garden vegetables and fruit throughout the summer and early fall went before the council. The chairman moved to deny the petition and council denied the petition.

PETITIONER (1): Timothy Stephens
d/b/a: Champions Sports Grill & Bar
3304 W Chain of Rocks Road
Parcel: 18-1-14-29-0-000-011.001

The Chair stated the petitioner is requesting to allow continuance of a bar & restaurant under new ownership. The property is zoned M-4 in Planned Industrial Development District.

The Petitioner, Timothy Stephens came forth introduced himself and stated he resides at 3009 Maryville Rd Granite City, IL. The location was formerly a bar and grill, his Petition is a request to continue with the same type of establishment. Mr. Stephens stated the name will be Champions Sports Grill and Bar located at 3304 W. Chain of Rocks Rd. and will be geared more towards a restaurant than a bar.

Mary Jo Akeman's concern was will there be any changes to the building.

Assistant City Attorney Laura Andrews's concern was about how long the establishment had been closed and was the parking lot gravel or pavement.

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

- a). Hours of Operation limited to: 11: 00 a.m. until 2:00 a.m. Sunday through Thursday.
11:00 a.m. until 3:00 a.m. Friday and Saturday
- b). Days of operation: 7 days per week.
- c). Signage limited to: Per sign ordinance and approval by Zoning Administrator
- d). Screening required: No.
- 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 Mary Jo Akeman and seconded by Peggy Cunningham . Roll Call vote: Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Andy Mathes	Yes
Don Luddeke	Yes		

Petitioner: (2) Christopher Mitchell
d/b/a: Collision HD LLC
2617 Kate St
Parcel ID: 22-2-20-17-13-301-029

The Chair stated the petitioner's is requesting a Special Use Permit to allow continuance use of a commercial auto body repair under new ownership. The property is located at 2617 Kate St. and in a district zoned R-3. The establishment will be known as Collision HD LLC.

Christopher Mitchell introduced himself and stated he resides at 35 Pine Trail Fairview Heights, IL. He stated he is requesting a Special Use Permit to allow him to continue use as an auto body shop at 2617 Kate Street. Mr. Mitchell stated this would be a repair shop only and after your vehicle is repaired it will be wash and detailed, but has no intention on having a detailed car wash service at this facility. Mr. Mitchell ask if he could start his business before going to the council. Steve Willaredt Building and Zoning Administrator stated per ordinance the petition needs to go before the council.

Shirley Howard's concern was will there also be a detailing car wash service at this location.

Mary Jo Akeman's concern was noise and smell.

The Special & Non-Conforming Use Checklist was completed by Commission member Marajo Aleman.

- a). Hours of Operation limited to: 9:00 a.m. to 5:00 p.m. Monday through Friday.
9:00 a.m. to 11:00 a.m. Saturday
- b). Days of operation: Monday thru Saturday.
- c). Signage limited to: Per sign ordinance and approval by the Zoning Administrator
- d). Screening required: Fence must be slatted. (6 months to complete work)
- e). Additional parking required: N/A
- f). Any additional exterior lighting permitted? If any toward lot
- 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

MOTION by Andy Mathes and seconded by Shirley Howard to allow the Special Use Permit and allow Collision HD LLC to be established in a district zoned R-3 (residential). Roll call vote. All ayes. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Andy Mathes	Yes
Don Luddeke	Yes		

Petitioner: (3) Ms. Fannie Jennings
543 Thorngate
Parcel ID: 18-1-14-29-02-201-009
District Zoned M-4 Planned Unit Industrial

The chair stated the petitioner is requesting to allow reclassification of Zoning Ordinance for real estate of 5.151 acres from M-4 Planned Unit Industrial District to R-1 Single Family Residential District.

Ms. Fannie Jennings came forth and introduced herself and stated she is residing at 543 Thorngate Granite City, Il. Steve Willaredt Building and Zoning Administrator ask Ms Jennings if she would like him to explain the reclassification of Zoning Ordinance for the real estate of 5.151 acres. Mr. Willaredt stated the following, Ms. Jennings is selling her home and it is zoned as M-4 Planned Unit Industrial District. In order for the buyer to get financed it needs to be zoned as R-1 Single Family Residential District. Per City and County Ordinance requires a minimum of 5 acres of Division of land to change the classification to R-1 Single Family Residential District. Ms. Jennings will only be selling 5.151 acres for this petition.

MOTION by Peggy Cunningham and seconded by Don Luddeke to allow reclassification of Zoning Ordinance for real estate of 5.151 acres to R-1 Single Family Residential District. Roll call vote. All ayes. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Andy Mathes	Yes
Don Luddeke	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 Andy Mathes and seconded by Shirley Howard. Motion carried.

Respectfully submitted,
Bonnie Dickerson
 Secretary,
 Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: October 1, 2015

PETITIONER: (1) Timothy Stephens
d/b/a: Champions Sports Grill & Bar
3304 W Chain of Rocks Road
Parcel ID: 18-1-14-29-00-000-011-001

MOTION by Mary Jo Akeman and seconded by Peggy Cunningham to allow continuance of a restaurant and bar under new ownership located at 3304 W Chain of Rocks Road. The property is zoned M-4 in Planned Industrial Development District with the following conditions and restrictions:

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

- a). Hours of Operation limited to: 11a.m. to 2 a.m. Sunday thru Thursday.
11a.m. to 3 a.m. Friday thru Saturday.
- b). Days of operation: 7 days per week.
- c). Signage limited to: Per sign ordinance and approval Zoning Administrator
- d). Screening required: No
- e). Additional parking required: No
- 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	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Andy Mathes	Yes
Don Luddeke	Yes		

All ayes.
Motion carried by unanimous consent.

PETITIONER: (2) Christopher Mitchell
d/b/a: Collision HD LLC
2617 Kate St.

Parcel ID: 22-2-20-17-13-301-029

MOTION by Andy Mathes and seconded by Shirley Howard to allow continuance use of a commercial auto body repair shop under new ownership. The property is located at 2617 Kate St. and in a district zoned R-3 with the following conditions and restrictions:

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

- a). Hours of Operation limited to: 9: 00 a.m. to 5:00 p.m. Monday thru Friday
9:00 a.m. to 11:00 a.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: Fence slatted (6 months to complete work)
- e). Additional parking required: no
- f). Any additional exterior lighting permitted? Toward lot
- 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	Mary Jo Akeman	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Andy Mathes	Yes
Don Luddeke	Yes		

**All ayes.
Motion carried by unanimous consent.**

**PETITIONER: (3) Ms. Fannie Jennings
543 Thorngate
Parcel ID: 18-1-14-29-02-201-009
District Zoned M-4 Planned Unit Industrial**

MOTION by Peggy Cunningham and seconded by Don Luddeke to allow reclassification of Zoning Ordinance for real estate of 5.151 acres to R-1 Single Family Residential District.

ROLL CALL VOTE

John Janek Yes
Shirley Howard Yes
Jack Taylor Yes
Don Luddeke Yes

Mary Jo Akeman Yes
Peggy Cunningham Yes
Andy Mathes Yes

All ayes.
Motion carried by unanimous consent.