

***Plan Commission Minutes  
October 2, 2014***

**CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, October 2, 2014, 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, Sharon Howard, Mark Davis, Jack Taylor, Mary Jo Akeman and Peggy Cunningham. Also present were: Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Building Inspector Ralph Walden. Excused absences: Don Luddeke and Andy Mathes. Unexcused absence: Roger Tracy.

**MINUTES**

Motion to approve the Minutes from the previous meeting (August 7, 2014) was made by Jack Taylor and seconded by Shirley Howard. Voice Vote. All ayes. Motion carried.

**AGENDA**

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

**COMMENTS BY THE CHAIRMAN**

The Chair stated to the Petitioner, 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 21, 2014.

**COUNCIL REPORT**

The Zoning Administrator stated he had nothing to report.

**PETITIONER:**           **Kevin Hamilton**  
                                  **928 Niedringhaus Avenue**

The Chair stated his request is to establish a Sound Recording Studio in Lincoln Place Planned Unit Development District (P.U.D.)

Kevin Hamilton introduced himself and stated he would like to establish a commercial recording studio in Granite City. The studio will accommodate the recording of music, TV Commercials and voice-overs; anything to do with audio. Discussion followed. The Petitioner responded to the Commission's questions; stating he believes there is ample on street parking. He stated the number of parked cars would be only three or four at the most. Use of the sound studio will be "by appointment only". There will not be living quarters for anyone. The facility will be sound-proof, therefore, no outside noise is anticipated.

The HARC Checklist was completed by Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 24 hours per day, by appointment only.
- b). Days of operation: 7 days per week.
- c). Signage limited to: If signage is used, plans must be approved by the Administrator, Building and Zoning.
- d). Screening required: Only if a dumpster is used.
- 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

**MOTION** by Mary Jo Akeman and seconded by Peggy Cunningham to allow the Petition to establish a Recording Studio in a District Zoned C-6, 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.

#### **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,

*Barbara Hawkins*

Recording Secretary, Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: October 2, 2014**

**PETITIONER: Kevin Hamilton  
928 Niedringhaus Avenue**

**MOTION** by Mary Jo Akeman and seconded by Peggy Cunningham to grant the Petitioner's request to allow a Sound Recording Studio in a District Zoned C-6, Lincoln Place Planned Unit Development, with the following conditions and restrictions:

- a). Hours of Operation limited to: 24 hours per day, by appointment only.
- b). Days of operation: 7 days per week.
- c). Signage limited to: If signage is used, plans must be approved by the Administrator, Building and Zoning.
- d). Screening required: Only if a dumpster is used.
- 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

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Jack Taylor</b>	<b>Yes</b>
<b>Shirley Howard</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>
<b>Mark Davis</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>

**Motion carried by unanimous consent.**