

CITY OF BELLEVILLE, ILLINOIS
PLANNING COMMISSION MEETING MINUTES
April 6, 2016, 7:00 pm

IN ATTENDANCE:

MEMBERS:	Jim Kurtz, Chairman	Present
	Tony Toenjes	Present
	Chris Rothweiler	Present
	Don Rockwell	Present
	Art Jacobs	Present
	Larry McLean	Present
	Don Rigney	Present
	Alderman, Ed Dintelman	Present
	Alderman, Bob White	Present

STAFF: Annissa McCaskill, Director of Economic Development, Planning & Zoning
Tim Gregowicz, City Engineer
Royce Carlisle, Director of Waste Water

GUESTS: Mike Koziatek, Belleville News Democrat
Geri Boyer, Kaskaskia Engineering (KEG)
Todd Reyling, Kaskaskia Engineering (KEG)
Marsha Maller, Thouvenot, Wade & Moerchen (TWM)
Michael Hagberg

Chairman Kurtz opened the meeting at 7:00 p.m. with an introduction of members, staff & guests.

Ms. McCaskill explained emergency procedures.

Chairman Kurtz asked if there were any corrections to be noted for the February 3, 2016 Planning Commission meeting minutes; all members approved the minutes by a vote of 9-0.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

1. Final Plat for St. Clair County Event Center (1530 E. State Rt. 15) Parcel number: 13-01.0-400-028

Ms. Maller, TWM representative, explained that this is the next phase of the project. They're hoping to begin construction in June 2016.

Ms. McCaskill noted that the Commission's recommendations regarding pavement and parking spaces were reviewed and approved by City Council.

With no further discussion, Chairman Kurtz asked for a motion.

A motion was made by Tony Toenjes to APPROVE the request. It was seconded by Chris Rothweiler with all present members voting in the affirmative. Motion carried 9-0.

2. Site Plan for Missionary Ventures (Shrine Development)

Mr. Reyling, KEG representative, submitted plans for landscaping, connectivity between future businesses, and parking.

Ms. McCaskill noted that this project is not a Planned Unit Development (PUD.) The number of parking spaces or the layout of parking is set per City Code and on the Site Plan. The number of parking spaces that Missionary Ventures (The Shrine) have submitted, exceed Zoning Code requirements for parking regulations.

Ms. McCaskill noted that a revised Zoning Code is in the budget for next fiscal year. Chairman Kurtz stated that at some point in the past, a portion of the Zoning Code regarding “restaurants” was deleted. If that portion was still existent; The Shrine development would be approximately eight-hundred & twenty-six parking spaces short. He shared findings of research he’s completed regarding neighboring cities and their development projects.

Ms. McCaskill asked that the Commission submit their recommendations to the City Attorney to possibly be added to the new Zoning Code, but The Shrine project requirements fall under the current Zoning Code.

There was a discussion on future tenants, parking space availability, and the future development area.

The Commission stated the concerns with parking availability.

The Commission began a discussion on the landscape plan. Ms. McCaskill reminded the Commission that the current Zoning Code does not have landscape criteria.

There was a discussion on the storm water calculations and plan.

The traffic study was completed and approved by Illinois Department of Transportation (IDOT.)

With no further discussion, Chairman Kurtz asked for a motion.

A motion was made by Tony Toenjes to APPROVE the request with the recommendation that the developer consider options for additional parking. It was seconded by Chris Rothweiler with all present members voting in the affirmative. Motion carried 9-0.

OLD BUSINESS:

1. None

OTHER BUSINESS:

1. Ms. McCaskill stated that the soccer complex is still under contract negotiations with The Oblates.
2. Ms. McCaskill spoke on the current Zoning Code requirements regarding parking and the changes she’d like made when the Zoning Code is revised. She asked for support and feedback from the Commission.
3. Chairman Kurtz asked if the “restaurant” portion of the Zoning Code that was removed, be put back in place as soon as possible. Ms. McCaskill will speak to the City Attorney regarding the request.
4. The Commission discussed the road on the backside of The Shrine development.
5. The Commission asked City staff if future Planning packets could be mailed out to them earlier. Ms. McCaskill agreed.

MOTION TO ADJOURN: Chris Rothweiler made a motion to ADJOURN. It was seconded by Art Jacobs with all present members voting in the affirmative. Motion carried 9-0.

Chairman Kurtz adjourned the meeting at 7:46 p.m.

Respectfully Submitted,
Kari L. Tutza
Economic Development, Planning & Zoning Department