

CITY OF BELLEVILLE, ILLINOIS
PLANNING COMMISSION MEETING MINUTES
January 4, 2017 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	Absent
	Alderman, Ed Dintelman	Present
	Alderman, Bob White	Present

STAFF: Annissa McCaskill, Director of Economic Development, Planning & Zoning
Tim Gregowicz, City Engineer
Mathew Chandler, GIS Coordinator/Planner
Royce Carlisle, WWTP Director

GUESTS: Bill Reichert, EWR Architects
Alderman Pusa, Ward 2
Brian Wheeler, EWR Architects

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 December 7, 2016 Planning Commission meeting minutes. One correction noted on a name spelling, the minutes were then approved.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

1. Althoff Catholic High School Athletic Complex: Site Plan and Elevations

Mr. Reichert explained the project stating that they will redevelop the existing site on campus that mainly has been used for sport practices and Freshman football games. The project will entail items such as lighted, artificial turf football and soccer fields, an all weather surface track, an entrance plaza, 2000 bleacher seats, and a building that will house a concession area, restrooms, and storage for field maintenance equipment. With extra space and funding allowed, Mr. Reichert spoke on a possible future project for locker rooms as well.

Mr. Reichert explained the parking lot plans where the project exceeds the City code parking requirements. The Commission discussed parking plans during events.

Mr. Reichert explained the waste water plans to connect to an existing pipe for sewer. He stated that a grease trap is not needed in the concession area because they will not be frying any foods, simple warmers will be used. There was a discussion on installing the required equipment now for grilling or frying food instead of having to reconstruct later. Mr. Carlisle stated that a 50 GPM grease interceptor is required for what is being proposed now but that a 1,000 gallon exterior grease interceptor will be required if cooking/frying is added in the future. Mr. Carlisle also discussed a required grease interceptor maintenance agreement that Althoff must sign.

There was a discussion on the proposed fence height and retaining wall. The fencing will surround the entire field and structures, the retaining wall would be installed in another phase of the project.

There will be walkways around all the amenities. The Commission discussed a walkway to the softball fields and from St. Henry's, but noted the issues with the idea.

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

A motion was made by Don Rockwell to APPROVE the request. It was seconded by Chris Rothweiler with all present members voting in the affirmative. Motion carried 8-0.

2. Review and possible motion regarding Section 162.504 "Site Plan Requirements" of the City of Belleville Zoning Code.

Ms. McCaskill and the Commission discussed the proposed changes regarding Site Plan requirements. The Commission asked for item #2 to read, "Non-residential buildings less than 500 sq. ft in gross floor area."

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

A motion was made by Chris Rothweiler to APPROVE the request. It was seconded by Larry McLean with all present members voting in the affirmative.

An amended motion was made by Chris Rothweiler to APPROVE the request and forward the changes to Ordinance & Legal Review, with City Council having final approval. It was seconded by Larry McLean with all present members voting in the affirmative. Motion carried 8-0.

OLD BUSINESS:

None

OTHER BUSINESS:

None

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

Chairman Kurtz adjourned the meeting at 8:08 p.m.

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