

CITY OF BELLEVILLE, ILLINOIS
PLANNING COMMISSION MEETING MINUTES
February 1, 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	Present
	Alderman, Ed Dintelman	Present
	Alderman, Bob White	Present

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

GUESTS: Pat Netemeyer, Netemeyer Engineering
Michael Hagberg
Keith Schell, The EDGE
Tony Duncan, Architect

Chairman Kurtz opened the meeting at 7:00 p.m. at the Fire House, 1125 S. Illinois St., 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 January 4, 2017 Planning Commission meeting minutes. No corrections were noted, hence the minutes were then approved.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

1. Site Plan for The EDGE building and parking expansion

Ms. McCaskill gave a summary of the project stating that the building expansion will include an indoor electric go-cart track. She spoke on the parking expansion as well. The property was recently rezoned to Heavy Commercial.

Royce Carlisle, Waste Water Director, was not present at the meeting but sent his comments regarding sewer to City staff.

Tim Gregowicz, City Engineer, asked about drainage calculations and new road signage such as reflectors, added after the traffic changes are made for safety reasons.

The Committee spoke on topics such as; the vacation of portions of Union Ave. & Hough Dr. for a turnaround, building elevations, exhaust system for the battery charging, and available parking space.

There were some concerns with the current site plan, the Committee asked for updated plans to be submitted showing the placement of the new alley, road vacation(s), traffic pattern, placement of underground storm water structure, correct elevations noted, maintenance and drainage plans of the detention basin, and clarify street names and right-aways.

Mr. Schell spoke on the personal meetings they had with neighbors to appease any concerns they had with the expansion.

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

A motion was made by Don Rockwell to APPROVE the request with the Committee's requirement of submitting an updated site plan. It was seconded by Chris Rothweiler with all present members voting in the affirmative. Motion carried 9-0.

OLD BUSINESS:

None

OTHER BUSINESS:

Ms. McCaskill gave updates on current projects such as;

The Meredith Home project is moving along nicely and she mentioned the marketing tools that are in place to advertise the new senior living residence.

The Bank of America site is moving forward with a small commercial strip being added to the adjacent property.

Fieldstone Apartments have submitted their construction plans to the Building Department.

Hofbrauhaus is completing interior work now.

MOTION TO ADJOURN: Chris Rothweiler made a motion to ADJOURN. It was seconded by Don Rockwell 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