



CITY OF BELLEVILLE ILLINOIS
ECONOMIC DEVELOPMENT, PLANNING AND ZONING DEPARTMENT
2300 WEST MAIN STREET, SUITE M-112, BELLEVILLE, IL 62226
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PLANNING COMMISSION
SPECIAL MEETING MINUTES: FEBRUARY 16, 2023, 7:00 PM

MEMBERS:

Jim Kurtz, Chairman	Excused
Larry McLean	Excused
Don Rigney	Excused
Don Rockwell	Present
Sara Rice	Present
Neil "Skip" MacEwen	Present
Tim Gregowicz	Present
Alderwoman, Dr. Mary Stiehl	Present/Acting Chair
Alderman Ed Dintelman	Excused

STAFF:

Clifford Cross, Director of Economic Development, Planning and Zoning	Present
Penny Moore, Secretary	Present

PUBLIC PRESENT: Jenna Renner Graser, Dan Bogaski

Acting Chairwoman, Alderwoman Dr. Mary Stiehl opened the meeting at 7:00 PM with an introduction of members, staff, and guests and explained emergency procedures. (7:01 PM)

PUBLIC PARTICIPATION: Jenna Renner Graser introduced herself.

A motion was made by Tim Gregowicz to approve the February 1, 2023 meeting minutes. Neil "Skip" MacEwen seconded the motion. All present members voted in the affirmative. Motion carried 5-0. (7:03 PM)

OLD BUSINESS:

1. George Renner & Sons Funeral Home, Inc.: Site Plan approval for the construction of an approximate 4,950 square foot crematory facility, with 111 on-site parking spaces on an approximate 31,165 square foot lot within a C-2 (Heavy Commercial) district. (Parcel Numbers – 08-22.0-319-006, 007, 008, 009, 010, 011). Ward 2.

Mr. Cross explained, this case was brought to the Planning Commission at the February 1, 2023 meeting and the Members had questions pertaining to the engineering. Therefore, the Special Meeting was necessary to allow the Members to review and discuss with the engineer and the owner to make an educated recommendation to City Council for formal Site Plan approval. (7:04 PM)

Mr. Cross explained, added to the packet for this meeting is the Storm Water Management Report. City Engineer, Sal Elkott received comments from TMW. Their responses are included in the report. Mr. Cross introduced Dan Bogaski with TWM to answer any questions from the Members of the Planning Commission. (7:05 PM)

Tim Gregowicz commented that most of the questions he had from the February 1, 2023 meeting seem to be addressed within the new packet. However, Mr. Gregowicz asked if there is storm sewer located near the site, as he had noticed the storm water is being released into the sewer main; which is not the preferred method by the Wastewater Management Department. Mr. Bogaski answered, there is not a dedicated storm sewer in that area. Further discussion occurred regarding storm sewer discharge. (7:07 PM)

Mr. Cross explained to the Board that he would recommend if the Commission chooses approval of this Site Plan, it could be contingent upon the review of Wastewater and Engineering during the permitting process. (7:08 PM)

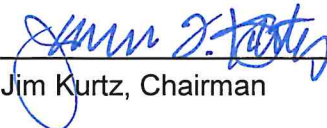
Discussion of the smokestack and the exterior façade for the crematorium occurred. (7:13 PM)

A motion was made by Neil "Skip" MacEwen to APPROVE the Site Plan approval for the construction of an approximate 4,950 square foot crematory facility, with 111 on-site parking spaces on an approximate 31,165 square foot lot within a C-2 (Heavy Commercial) district. (Parcel #'s – 08-22.0-319-006, 007, 008, 009, 010, 011 with the stipulation of final administrative review be completed. It was seconded by Don Rockwell. The motion passed with a vote of (5-0) with all present members voting in the affirmative. (7:14 PM)

MOTION TO ADJOURN: A motion was made to ADJOURN by Don Rockwell. It was seconded by Sara Rice with all present members voting in the affirmative by a vote of (5-0). (7:14 PM)

Acting Chair, Alderwoman Dr. Mary Stiehl adjourned the meeting at 7:14 PM.

Respectfully submitted,
Penny Moore
Secretary
City of Belleville
Economic Development, Planning and Zoning Department

Approved:  Date: April 2023
Jim Kurtz, Chairman