

**PLANNING COMMISSION
MEETING MINUTES
MARCH 12, 2026**

Vice Chairman Jackstadt calls the meeting to order with the following member present and answering roll call: Jackstadt, Schaus, Siekmann, Tolliver, and Dow (Illies late arrival at 6:35pm).

Absent: Bechtle.

Also Present: Community Development Director Taylor, Senior Planner Rice, and Planning Technician Filges.

SPEAKERS FROM THE FLOOR:

None.

MINUTES:

Motion to Approve the February 12, 2026, Planning Commission meeting minutes made by Siekmann, seconded by Tolliver.

Vote: All Ayes (5-0). Motion Approved.

NEW BUSINESS:

SPACK 26-01 Mike and Sarah's Produce (Sign Package)

Senior Planner Rice presents a request for Sign Package approval in order to permit one (1) freestanding sign at 116 North Bluff Road. Rice presents the sign proposed, giving dimensions, location, and reasons for the sign package. She continues by showing surrounding properties signage. Staff is recommending Approval.

Mike responds to the podium to speak with the Commission. Jackstadt inquires about the black paint they will be using. Mike advises that they will be painting it every week. He speaks about the condition of the existing signage at other locations. Illies makes some suggestions to the applicant on the signage in regard to height and weatherproofing.

Motion to Approve Sign Package, as submitted, made by Schaus, seconded by Tolliver.

Roll call vote: All Ayes (6-0). Motion Approved.

PUBLIC HEARING:

TA 26-03 Multifamily Design Guideline (Text Amendment)

Motion to Open Public Hearing made by Siekmann, seconded by Illies.

Vote: All Ayes (6-0). Motion Approved.

Senior Planner Rice presents a City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to exterior building materials for multifamily development. She reviews the background of the ordinance, and surrounding municipalities' guidelines. She states that the focus tonight is only on item #2, which is, "Materials selected for multifamily projects shall be durable and low maintenance with one

hundred (100) percent of the overall structure consisting of brick, stone or other masonry materials as may be approved by the Planning Commission”. Senior Planner Rice continues by speaking about the proposed language for the material requirements, ultimately reducing the minimum percentage required for masonry elements.

Tolliver asks if a builder of one of the current multifamily projects, located within the City, have been apprised of the proposed changes. Staff explains the history of meetings with the builder and discussed their options in the future. Illies speaks about possible interpretations of the proposed wording. Staff and commissioners discuss the remaining wording.

Motion to Close Public Hearing made by Illies, seconded by Schaus.

Vote: All Ayes (6-0). Motion Approved.

Motion to Recommend Approval of the text amendment as submitted made by Dow, seconded by Illies.

Roll Call Vote: All Ayes (6-0)

Motion Approved.

TA 26-01 Metal Building Material (Text Amendment)

Motion to Open Public Hearing made by Illies, seconded by Siekmann.

Vote: All Ayes (6-0). Motion Approved.

Senior Planner Rice advises first that she will recommend the Commission continue this public hearing after a quick discussion and receiving additional guidance. Rice continues by presenting a City-initiated request to amend Title 17 (zoning) as it relates to exterior metal building materials. Staff and the Commissioners discuss different options, differences in what is currently allowed versus the proposed items (i.e. concealed or exposed fasteners).

Senior Planner Rice then addressed the proposed draft amendments in regard to commercial guidelines. Dow asks for some clarification on the wording on mimicking traditional building material profiles. Rice explains. Illies speaks about the lifespan of some of the options presented by Staff and consequences of said material lifespans. The Commissioners and Staff discuss visibility from the street for certain materials.

Senior Planner Rice advises items that will be further considered include size limits for exposed fasteners for accessory structures, lots sizes, setbacks, and availability of materials.

Motion to Continue Public Hearing made by Siekmann, seconded by Schaus.

Vote: All Ayes (6-0). Motion Approved.

RZ 26-02 City of Collinsville (Rezoning)

Motion to Open Public Hearing made by Tolliver, seconded by Dow.

Vote: All Ayes (6-0). Motion Approved.

Planning Technician Filges presents a request to rezone property located at 315 and 317 Bissell Avenue from “R-3” Multifamily Residential District to “R-1” Single Family Residential District. He presents site photos, and zoning and land uses in the area.

Jackstadt asks if the surrounding properties of the proposed property are zoned multifamily. Senior Planner Rice confirms properties immediate west and east are currently zoned multifamily. He then asks if this will make it more difficult for someone to build with the surrounding properties that are multifamily. Staff and the Commissioners discuss the reasoning for the rezoning, potential development of nearby properties and elevation changes in the area.

Motion to Close Public Hearing made by Illies, seconded by Siekmann.

Roll Call Vote: All Ayes (6-0).

Motion Approved.

DISCUSSION:

Discussion – Data Center – Text Amendment

Community Development Director Taylor advises tonight is a continuation of the data center discussion that has been over the last few months. The goal of this discussion is to get additional direction from the Planning Commission to craft a text amendment that addresses data centers more specifically. He continues by giving a background history on data centers and the types of data center currently in the news. Taylor states that in certain zoning districts data centers are permitted by right with no use-specific regulations. Taylor continues to explain why they are so controversial, including electricity and water usage, noise, vibration and long-term reuse capabilities. He further discusses how to plan for data centers and properly regulate against potential adverse impacts. Items include appropriate siting, permitting process, and development guidelines and performance standards. He then requests for any input from the Commissioners.

The Commissioners then discuss regulations, the existence of a classification system for size or type, and the biological or environmental impact of data centers. Staff intends to return at a future meeting with a text amendment.

STAFF REPORT:

Community Development Director Taylor advises the Zoning Practice Report for the month is regarding Objective Design Standards for Predictably Better Development.

COMMENTS FROM COMMISSION MEMBERS:

None.

ITEMS FOR NEXT AGENDA:

Senior Planner Rice advises the tentative items for the next agenda include the following:

Relics Resale, 1019 Vandalia (Special Use Permit)

Metal Building Materials (Text Amendment)

Data Center Regulations (Text Amendment)

ADJOURNMENT:

Motion to adjourn made by Tolliver, seconded by Illies.
Vote: All Ayes (6-0). Motion Approved.

Adjournment at 8:37pm.