

**PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 11, 2025**

Vice Chairman Bechtle calls the meeting to order with the following members present and answering roll call: Bechtle, Jackstadt, Popov, Schaus, Siekmann.

Also present: Community Development Director Taylor, Senior Planner Rice, Associate Planner Williamson, and Recording Secretary Robinson.

SPEAKERS FROM THE FLOOR:

Responds to the podium and states he and his wife were in O’Fallon when the fight broke out. Advised they shut it down at 7:30pm. Said last year had teenager yell gun, spoke to the CPD, would like to make sure we are prepared if something goes wrong. We need to prepare, because in O’Fallon they were teenage highschoolers. We appreciate the City.

Scott Rayho responds to the podium advising that the Italian Fest is in eight days and encourages everyone to attend. Would like to say how wonderful it is to see the Old Herald open again. On Great Streets, he is happy it is almost done, because it is a good thing. Thanks the commission and Staff and is in agreement with the items being presented tonight.

A gentleman from the seated area asks if he can see the plans of Haven Hills. Community Development Director Taylor advises where he can locate them and encourages him to speak when Haven Hills returns in front of Planning Commission.

APPROVAL OF MINUTES:

Motion to Approved the August 14, 2025, Planning Commission meeting minutes made by Jackstadt, seconded by Siekmann.

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

PUBLIC HEARING:

RZ 25-06 Lerch Properties 1447 N Bluff (Rezoning)

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

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

Associate Planner Williamson presents a request by Lerch Properties to rezone property at 1447 N Bluff Rd from B-4, Commercial District, to Planned B-4, Commercial District to allow for deviations in material from the Collinsville Code of Ordinances as it pertains to Sec. 17.060.260 – Development guidelines; nonresidential uses in all districts.

Williamson presents an overview of the zoning map and a photo of the actual property as it was built. Jackstadt asks for clarification of what was approved versus what was built. Community Development Director Taylor explains there was a minor discrepancy on the plans.

Schaus asks why the regulation was changed. Williamson clarifies that we are only speaking about a rezoning tonight and the language can add the material. Community Development explains further why we are hearing the rezoning tonight. Siekmann advises that he is concerned about Lerch not building it as planned to begin with versus getting caught and having to rezone as a result of it.

Matt Brahn responds to the podium and is sworn in stating his name and address. He advises that there are discrepancies in the drawings that should have been caught by their company or by the City. He hands a set of plans to Siekmann that will be marked as Exhibit 1. Another item was given to Siekmann that will be marked as Exhibit 2. Brahn states he put a stucco finish over a corrugated metal to meet the ordinance requirement.

Lisa responds to the podium and is sworn in stating her name and address. She advises that she appreciates all our work that we do. She further states she lives directly across from the property. It is an improvement and is nice to look at. She states it meets the demand of the area and we should be lenient with our businesses during this time. She would like to see us approve this and thanks us for our time.

Scott Rayho responds to the podium and is sworn in stating his name and address. He states he finds it troubling that there was a discrepancy in the materials. **Had this happen and the buildings around it were different.** He encourages Community Development Director Taylor to fix the vagueness of the ordinance to prevent this in the future.

Jackstadt advises that he is troubled by how this came about. Given there is a possible interpretation that this current shield coating would suffice for approval, he supports approval.

Siekmann asks for clarification where the discrepancy was on the plans. Braun explains the location.

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

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

Motion to recommend Approval made by Schaus, seconded by Jackstadt.

Roll Call Vote: Ayes 4 (Bechtle, Jackstadt, Schaus, Siekmann) Abstain 1 (Popov)

Motion Approved.

RZ 25-05, SP 25-05, MAJ SD 25-02 Collinsville Landing (Rezoning, Site Plan and Preliminary Plat)

Motion to Open Public Hearing made by Popov, seconded by Jackstadt.

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

Senior Planner Caitlin Rice advises that Staff is requesting the Planning Commission to continue the Public Hearing for Case RZ 25-05, SP 25-05, MAJ SD 25-02, Collinsville Landing to the October 9th, 2025,

Planning Commission meeting. Staff is waiting for revised plans to be submitted prior to taking this case to the Planning Commission.

Motion to Continue made by Jackstadt, seconded by Siekmann
Vote: All Ayes (5-0). Motion Approved.

NEW BUSINESS:

SPACK 25-06 Press House 103-113 E Clay (Sign Package)

Senior Planner Rice presents a request for sign package approval in order to permit one painted sign on the building façade.

Motion to Approve the Sign Package made by Schaus, seconded by Jackstadt.
Roll Call Vote: All Ayes (5-0). Motion Approved.

DISCUSSION:

Community Development Director Taylor welcomes Cristen Hardin with PGAV to present the Plan Collinsville 2045 Update.

STAFF REPORT:

Advises that the Zoning Practice Report for this month is regarding Hidden Controls; Private Covenants and Zoning.

COMMENTS FROM COMMISSION MEMBERS:

Popov shares that he has been seeing some container homes near Hamel.

ITEMS FOR NEXT AGENDA:

JMB Calibration Center 813 N bluff, Rezoning, SUP
Dairy Freeze, 250 St Louis Rd – Rezoning, Site Plan
Collinsville Truck Stop, 5215 Horseshoe Lake Rd – Rezoning, Site Plan, Preliminary Plat
Collinsville Landing, N Bluff Rd – Rezoning, Site Plan, Preliminary Plat

ADJOURNMENT:

Motion to adjourn made by Popov, seconded by Schaus.
Vote: All Ayes (5-0). Motion Approved.

Adjournment at 8:25 p.m.