

**PLANNING COMMISSION  
MEETING MINUTES  
APRIL 09, 2026**

Chairman Bechtle calls the meeting to order with the following member present and answering roll call: Bechtle, Jackstadt, Schaus, Siekmann, Tolliver, and Dow.

Absent: Illies. Late Arrival: 6:35pm.

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

**SPEAKERS FROM THE FLOOR:**

None.

**MINUTES:**

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

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

**NEW BUSINESS:**

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

Senior Planner Rice presents a request to amend approved Sign Package from 4'x8' to 8'x8' sign at 116 North Bluff Rd. She advises that the width of the sign will be different from what was approved last month. All other items will remain the same.

Motion to Approve the amendment to Sign Package, as submitted, made by Dow, seconded by Schaus.

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

Illies arrives at 6:35pm.

**PUBLIC HEARING:**

SUP 26-01 Relics Resale (Special Use Permit)

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

Vote: All Ayes (7-0). Motion Approved.

Planning Technician Filges presents a request for approval of a special use permit for secondhand retail at 1019 Vandalia. He presents photos of the building/site and zoning map. Staff is recommending Approval.

Jackstadt asks if there will be enough parking spots for this use. Senior planner Rice confirms and explains the code requirements for parking spaces per proposed use. Illies asks what the most recent use of the building was. Staff gives a history of the building and explains the secondhand retail use will require a special use permit. Rice further explains no outside display of any merchandise is allowed, unless a seasonal temporary use permit is pulled for an event. Schaus inquires about signage. Rice explains they will be held to the same signage requirements.

Staff and the Commissioners discuss parking requirements.

The applicant responds to the podium and is sworn in, stating her name. She explains she is a collector of vintage items and antiques. She advises the days and hours of operations would be Tues-Sat 11-6pm. She explains she is thinking about consignment but currently has a large number of items to sell. She states she has an online store currently and no one will live at the property.

Steve Manning responds to the podium and is sworn in stating his name and address. He states he is opposed to this shop due to parking issues there. Most homes on the street have two vehicles with the driveways only allowing one vehicle to park. He states he lives at the end of the street and always has vehicles turning in his yard. He also expresses concern for the handicapped ramp at the building stating he has photos if we would like to see.

William Sean Hay responds to the podium and is sworn in stating his name and address. He states that the photo presented doesn't show that the street is a dead-end street. He states his main concern regarding this is for the safety of the children on the street, with a number of people turning around on the street and his driveway. He states he appreciates adding a business to Collinsville, but he has a number of concerns about parking and traffic.

Schaus asks about the signage for the dead-end street. Sean Hay confirms there is a sign present. He then thanks the commission for their civil service.

Diane Manning responds to the podium and is sworn in stating her name and address. She asks about the outside container that was mentioned on the agenda. Senior Planner Rice advises outdoor storage text amendment is a separate agenda item and is not a part of this request. She asks the applicant what type of items the retail use will include. The applicant advises that it will be small household items or clothing only.

Siekmann clarifies the parking in 2023 was for seven (7) spaces and the road dead ends to a gravel private drive. Dow clarifies the reasoning for the request for the Special Use Permit.

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

Vote: All Ayes (7-0). Motion Approved.

Motion to recommend Approval of the Special Use Permit made by Dow, seconded by Siekmann.

Roll Call Vote: All Ayes (7-0)

Motion Approved.

#### TA 26-04 Outdoor Storage (Text Amendment)

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

Vote: All Ayes (7-0). Motion Approved.

Senior Planner Rice presents a City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to permissibility and standards for outdoor storage as an accessory use. The proposed amendment would remove planned use requirements and clarify supplementary regulations. She further advises Staff recommends Approval.

Jackstadt asks for clarification on what type of materials would be permitted as outdoor storage. Community Development Director asks if there is value limiting raw materials being allowed in the front. Rice confirms. Dow inquires about shared parking lots. Staff and Commissioners discuss the types of businesses and locations that would be allowed by right with this Text Amendment. Commissioners request changes to the proposed ordinance.

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

Vote: All Ayes (7-0). Motion Approved.

TA 26-01 Metal Building Materials (Text Amendment)

Motion to Re-Open Public Hearing made by Illies, seconded by Jackstadt.

Vote: All Ayes (7-0). Motion Approved.

Senior Planner Rice reintroduces a City-initiated request to amend Title 17 (Zoning) as it relates to exterior metal building materials.

She discusses a summary of findings from the last meeting as it relates to availability of concealed fasteners versus exposed fasteners for average DIY projects. She further discusses primary materials and materials not permitted. Illies speaks about the materials and their uses and asks for adjustment to the language to allow flexibility to meet building code requirements. Staff and Commissioners discuss primary and secondary material allowances for commercial buildings.

Senior Planner Rice then discusses residential allowances. Commissioners discuss allowances for detached garages and carports versus smaller incidental storage structures such as sheds. Commissioners request changes to the proposed ordinance.

Motion to Table Public Hearing made by Illies, seconded by Tolliver.

Vote: All Ayes (7-0). Motion Approved.

**STAFF REPORT:**

Community Development Director Taylor advises the Zoning Practice Report for the month is regarding Modernizing Adequate Public Facilities Practices. He speaks about an email regarding the comprehensive plan that was sent to the Commissioners.

**COMMENTS FROM COMMISSION MEMBERS:**

Bechtle asks for updates on some of the larger projects around the City. Community Development Director Taylor updates on multiple projects. Illies speaks about his ideas for updating existing code requirements as it relates to multi-family structures. He and the Commissioners discuss possibilities.

**ITEMS FOR NEXT AGENDA:**

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

Studio 420, 106 W Main St (Revoke Special Use Permit)

Respondek, 415 N Hesperia (Rezoning)

Residential Driveways (Text Amendment)  
Data Centers (Text Amendment)  
MS4 Update (Stormwater Discharge)

**ADJOURNMENT:**

Motion to adjourn made by Siekmann, seconded by Dow.  
Vote: All Ayes (7-0). Motion Approved.

**Adjournment at 8:40pm.**