

PLANNING COMMISSION
MEETING MINUTES
APRIL 3, 2025

Chairman Forneris calls the meeting to order with the following members present and answering roll call:

Absent:

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

SPEAKERS FROM THE FLOOR:

None.

APPROVAL OF MINUTES:

Motion to approve the February 13th, 2025, Planning Commission meeting minutes made by Jackstadt, seconded by Tolliver.

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

Illies arrives at 6:32pm.

PUBLIC HEARING:

RZ 25-01 Fournie Property (Gowin) (Rezoning)

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

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

Senior Planner Rice presents a request to rezone property located at 5209 Horseshoe Lake Road (Previously 5100 Horseshoe Lake Road) from “R-1” Single Family Residential to “P-BP-3” Planned Business Park District to permit the future development of a flex warehouse and vehicle/equipment dealership.

Siekmann arrives at 6:34pm.

Jackstadt requests clarification for the uses requested by the rezoning. Senior Planner Rice explains. Bechtle requested clarification on some items on the surrounding properties uses. Community Development Director explains.

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

Vote: All Ayes (8-0). Motion Approved.

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

Roll Call Vote: All Ayes (8-0). Motion Approved.

RZ 25-02 & SP 25-01 McDonough Horseshoe Service Center (Rezoning & Site Plan)

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

Vote: All Ayes (8-0). Motion Approved.

Senior Planner Rice presents a request to rezone and approve the site plan for property located at PIN: 13-1-21-19-00-000-008.001 and PIN 13-1-21-20-000-000-013.001 from “P-BP-3” Business Park District to “P-BP-3” Planned Business Park District to permit the development of office/warehousing buildings (1001 & 1003 McDonough Lake Rd).

Tom Helmkampf responds to the podium and is sworn in stating his name and address. He advises that he has been work with staff for about 2-3 months now. He believes this is a great development for the City of Collinsville, explaining the size of the buildings. He speaks about the outside storage and advises he can answer any questions. Jackstadt asks about the items anticipated in the storage. Mr. Helmkampf advises the items and states it is meant to support the tenants of the building.

Illies requests confirmation that the City Engineer approved the landscape plan to accommodate the impervious area added. He asks about McDonough Lake Road and if it will be updated to accommodate this property. Community Development Director Taylor explains.

Helmkamp responds back to the podium and advises that he has been allotted money for sidewalks across the street. Community Development Director Taylor explains that Dayton Freight will be doing improvements in front of their property. Taylor explains that the City will realign McDonough and signalize that intersection.

Helmkamp requests to strike the fencing deviation request.

Motion to close Public Hearing made by Popov, seconded by Tolliver.

Vote: All Ayes (8-0). Motion Approved.

Motion to recommend Approval of Rezoning with the following variances:

1. Lot coverage as presented 71.9%
2. Façade design deviation as presented
3. Signage graphic area deviation to 80sf per tenant and 120 sq. ft. for monument sign.

Motion made by Tolliver, seconded by Bechtle.

Roll Call Vote: All Ayes (8-0). Motion Approved.

Motion to Approve the Site Plan made by Illies, seconded by Popov.

Roll Call Vote: All Ayes (8-0). Motion Approved.

TA 25-01 Native Landscaping Irrigation (Text Amendment)

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

Vote: All Ayes (8-0). Motion Approved.

Senior Planner Rice presents a City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to the City’s landscaping, screening and buffering requirements.

Chairman Forneris inquires if the City will be able to enforce this. Rice states yes and explains.

Commissioners and Staff speak about irrigation and enforcements.

Motion to close Public Hearing made by Jackstadt, seconded by Illies.

Vote: All Ayes (8-0). Motion Approved.

Motion to recommend Approval of made by Illies, seconded by Tolliver.

Roll Call Vote: All Ayes (8-0). Motion Approved.

TA 25-03 Sidewalk Sales & Signs (Text Amendment)

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

Vote: All Ayes (8-0). Motion Approved.

Presents a City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to sidewalk sales and displays in Uptown Collinsville. She explains the display will be up to four (4) per year. The signage portion will be permitted only by permit for up to a year.

Forneris states she believes the signage on the stamped ribbon may impede people opening doors of their vehicles. The commissioners and Staff discuss location allowances for the signage. Tolliver asks for clarification of #7, tobacco products and etc. They agree to change etc. to similar.

Rice speaks about the proposed “B” Section of ordinance which covers sidewalk signage. The Planning Commission discusses concerns regarding the potential for signage in the stamped ribbon near the road. Potential hazard for opening car doors pedestrians.

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

Vote: All Ayes (8-0). Motion Approved.

Motion to recommend Approval with the following deviations: Under Section 17.060.076.A.7- change “etc” to “or similar products” and under Section 17.060.076.B.4 – add “six (6) feet from the curb”.

Motion made by Schaus, seconded by Popov.

Roll Call Vote: All Ayes (8-0). Motion Approved.

NEW BUSINESS:

SPACK 25-02 – First Community Credit Union (Sign Package)

Associate Planner Williamson presents a request for sign package approval in order to permit one (1) building mounted wall sign at 1040 Collinsville Crossing.

Motion to Approve made by Bechtle, seconded by Siekannn.

Roll Call Vote: All Ayes (8-0). Motion Approved

SPACK 25-03 – Mike & Sarah’s Produce (Sign Package)

Presents a request for Sign Package approval in order to permit one (1) wooden freestanding sign at 116 N Bluff Road.

Taylor speaks about the City’s sign code and our interpretation and subsequent denial recommendation. The applicants respond to the podium to speak. Mike introduces himself and explains his reasoning behind the sign. His father states this sign is recognizable as their signs for their other stores. Schaus

asks how the wood handles the weather. He advises he has changed his out two (2) times. He uses treated wood and will paint the sign every few days, keeping the farm feel.

Commissioners and Staff discuss the current window designs and possibilities for the sign. His father advises this is comparable to a realty signs. Father asks if he could add two (2) feet to the top of the sign, if it would be approved. Commissioners, Staff, and the applicant discuss options.

Motion to Table made by Illies, seconded by Schaus.

Roll Call Vote: All Ayes (8-0). Motion Approved.

OLD BUSINESS:

None.

STAFF REPORT:

Community Development Director Taylor advises the Zoning Practice Report for the month is regarding Unconventional Homes. Community Development Director Taylor advises that he went to Hamel to see a contractor who constructs homes from shipping containers. He updates the commissioners on Fairmount Racetrack.

COMMENTS FROM COMMISSION MEMBERS:

None.

ITEMS FOR NEXT AGENDA:

Senior Planner Rice advises the items for the next agenda include Sign Regulations Text Amendment and Fairmount Park Sign Package.

ADJOURNMENT:

Motion to Adjourn made by Tolliver, seconded by Illies.

Vote: All Ayes (8-0). Motion Approved.

Adjournment at 8:26 p.m.