

**PLANNING COMMISSION
MEETING MINUTES
November 11, 2024**

Chairman Forneris calls the meeting to order with the following members present and answering roll call: Bechtle, Jackstadt, Popov, Tolliver, and Forneris

Absent: Illes and Schaus

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

SPEAKERS FROM THE FLOOR:

None.

APPROVAL OF MINUTES:

Motion to approve October 10, 2024, Planning Commission meeting minutes made by Popov, seconded by Tolliver.

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

PUBLIC HEARING:

TA 23-05 Tobacco Stores (Text Amendment) - A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to Tobacco Retail regulations.

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

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

STAFF REPORT

Senior Planner Rice outlines the request for approval of amendments for Title 17. Recaps discussion previously had at October's meeting regarding this amendment. Presented research for tobacco retail/smoke shops in surrounding areas and abroad with case studies for support.

Distance of 1500ft between stores

Distance of 100ft from school or daycare

Maximum cap of 8

Forneris - suggests 8 is too many per capita for Collinsville.

Taylor – Distance requirements should lower the amount that can be open but is not opposed to less than 8.

Jackstadt – Questions the definition of tobacco sales

Taylor states that this would capture the stores that primarily sell smoke related items, not gas stations or convenience stores.

Forneris reiterates to the commission that the amendment as proposed would remove tobacco store use entirely from Uptown Collinsville District (UCD).

Motion to close Public Hearing made by Popov, seconded by Bechtle.
Vote: All Ayes (5-0). Motion Approved.

Motion to recommend Approval with condition that tobacco store use remains permissible as a special use permit in UCD made by Bechtle, seconded by Jackstadt.
Roll Call Vote: (3-2)
Motion Approved.

RZ 24-05 America's Best Value Inn (Rezoning) - A Request to Rezone Property at 552 Ramada Boulevard from B-3, Expressway Service Commercial, to Planned B-3, Expressway Service Commercial District to allow for the operation of a Neighborhood U-Haul Dealership within the America's Best Value Inn Building

Motion to open Public Hearing made by Jackstadt, seconded by Tolliver.
Vote: All Ayes (5-0). Motion Approved.

STAFF REPORT

Associate Williamson presents a rezoning request for parking requirements. The site is currently legally non-conforming. Staff recommendations – 80 parking spots on site only 10 U-Haul's- trucks and trailers, U-Haul's should be staged in the rear of the building. Staff recommends zoning request from B-3 to PB-3.

Jackstadt questions if this will make the property more nonconforming with the trucks parked there.

Patel 2440 Maryville IL is sworn in by Bechtel

Tolliver asks what the average occupancy is at the hotel and during travel season.

Patel the average occupancy is around 64 percent, unless Gateway has a huge event like Comicon, races or big sporting events.

Claims that parking is not normally full. He sees more and more of the guests are uber-ing from the airport or traveling in groups. They have an understanding with Denny's to share parking as well.

Toliver- appreciates that the bulk of the spaces are behind the property

Taylor - How does U-Haul accommodate if you are only permitted 10 spaces for their vehicles.

Patel states that he believes U-Haul would accommodate this, he typically only has about 4 U-Haul's at any time.

Taylor- recommends no more than 10 spaces shall be used for automotive rental use and it shall be permitted in the back.

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

Motion to recommend Approval made by Bechtel, seconded by Jackstadt.
Roll Call Vote: All Ayes (5-0)
Motion Approved.

DISCUSSION:

NEW BUSINESS:

None

OLD BUSINESS:

None

STAFF REPORT:

Community Development Director Travis Taylor presents Zoning Practice – Hiding in Plain Sight: Built-to-Rent and Multigenerational Homes

COMMENTS FROM COMMISSIONERS:

Discussion about Comp Plan Mapping Survey

Comp Plan Public Open House to be held January 9th at City Hall.

Possibility to hold Joint Planning Commission with City Council – more information to come.

ITEMS FOR NEXT AGENDA:

CAVC, 1050 Caseyville Rd - Rezoning
Harbor Freight, 9529 Collinsville Rd – Sign Package

Discussion about chair and vice chair votes. Is anyone wanting a change? Or keep things the same? Consensus is to keep things the same. Will add this on to the next agenda

ADJOURNMENT:

Motion to adjourn made by Popov, seconded by Jackstadt.

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

Adjournment at 7:37p.m.