

## **PLANNING COMMISSION**

### **MEETING MINUTES**

**January 9<sup>th</sup>, 2025**

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

\*Note\* Tolliver was missed by the recording secretary during roll call, but is present.

Absent: Schaus

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

#### **SPEAKERS FROM THE FLOOR:**

Scott Rayho responds to the podium to speak. He advises he enjoyed working with them on the Comprehensive Plan Open House earlier and reminds everyone to stay safe in the winter weather.

#### **APPROVAL OF MINUTES:**

Motion to approve November 11, 2024, Planning Commission meeting minutes made by Tolliver, seconded by Jackstadt.

Vote: Ayes 5; Abstain 1 (Illies). Motion Approved.

#### **PUBLIC HEARING:**

##### RZ 24-06 CAVC (Rezoning)

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

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

Senior Planner Rice presents a request to rezone property located at 1050 Caseyville Road from “R-1” Single Family to “P-R-1” Planned Single Family to permit design deviations from the municipal code for the development of the new Collinsville Area Vocational Center facility. She lists, in detail, the deviation requests by the applicant including: Façade Design; Screening; and Landscaping. Staff recommends approval of all deviations, except the request for no trees in the parking lot islands.

Jackstadt advises that there is good use of shipping containers, but expects some backlash from citizens. He advises that he would like consideration of the use of shipping containers in other places in town.

Tolliver requests clarification of the screening in regards to the shipping containers usage. Rice explains. Bechtle wants to address the trash enclosure proposed, stating he would like to see the requirement be more in line with other trash enclosures in town. Community Director Taylor clarifies the proposed enclosure. Illies states he agrees with Bechtle about the trash enclosure.

Chairwoman Forneris addresses the phased landscaping.

Joe McGinnus responds to the podium and is sworn in stating his name and address. He addresses the landscaping, advising there will be a new landscaping class and urban agriculture class and sees this as

an opportunity to teach and learn about the native plants proposed. He advises one year will be limited and states would be more comfortable to have two seasons to see the landscaping through. He explains the ownership of the building will be in 2026. Some plantings will be done by the contractor, others by the students. He believes two years from taking ownership should be appropriate and necessary.

He states there can be some flexibility on the dumpster enclosure and speaks about the shipping containers proposed. He states there are some larger islands in the front and could plant some small natives in the larger exterior islands. It will be more difficult to plant trees in the smaller islands, but would like to reserve those for smaller bushes and plants.

Brad Skertich thanks the City for all their work behind the scenes.

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

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

Forneris reviews all the Variances: 1A-Agree; 2A-Deny (meet requirements); 2B-Agree; 2C-Agree; 3A-Open to Change to two years; 3B-Agree; 3C-Discussion of requirement – Decided on trees on the outlined four islands, plantings in the interior islands.

Motion to recommend Approval with the following deviations:

Industrial Window Requirement; Shipping Container Fence; Coated Chain Link Fence in Front yard; Phased Landscaping Installation extended to two years; Hand-watering in lieu of Irrigation; Trees planted in the four (4) marked exterior islands with plants and bushes in the interior islands

Motion made by Popov, seconded by Jackstadt.

Roll Call Vote: All Ayes (6-0)

Motion Approved.

RZ 24-07 Plaza Tire, 1501 Golfview (Rezoning)

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

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

Associate Planner Williamson presents a request by Rhodes Development Company, LLC to rezone property at 1501 Golfview Drive from “B-4” Commercial District, to “P-B-4” Planned Commercial District to allow for the operation of an automotive repair shop and maintenance facility.

Williamson discusses the deviation the applicant has requested. The parking requirements allot for 32 spaces and the applicant is proposing 30 spaces. Staff agrees with the deviation requested. The applicant is requesting to reuse the pylon sign that is currently there.

Bechtle asks for clarification of the space requirements. Williamson explains.

Scott Rhodes responds to the podium, introduces himself, and returns to his seat after no questions.

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

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

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

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

Motion Approved.

TA 24-06 Exterior Illumination (Text Amendment)

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

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 the City's exterior illumination. No questions from the commissioners

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

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

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

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

Motion Approved.

**NEW BUSINESS:**

None

**OLD BUSINESS:**

None

**STAFF REPORT:**

Community Development Director Travis Taylor presents Zoning Practice Report – Development along Freight Corridors. He thanks everyone for allowing the meeting to start at a later time and their participation in the Comprehensive Plan Open House tonight.

He speaks about plans to hold a joint planning commission and city council meeting in regards to the Comprehensive Plan. Taylor then updates the commissioners on developments in the city.

**COMMENTS FROM COMMISSIONERS:**

None

**ITEMS FOR NEXT AGENDA:**

Collinsville Historical Museum Sign Package.

**ADJOURNMENT:**

Motion to adjourn made by Popov, seconded by Jackstadt.

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

**Adjournment at 8:44p.m.**