

**PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 13, 2025**

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

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

SPEAKERS FROM THE FLOOR:

None.

APPROVAL OF MINUTES:

Motion to Approve the October 9, 2025, Planning Commission meeting minutes made by Jackstadt, seconded by Siekmann.

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

NEW BUSINESS:

SPACK 25-07 Friday's South Bar & Grill (Sign Package)

Community Development Director Taylor presents a request for Sign Package approval in order to permit a metal flush-mounted panel on the rear of Friday's South Bar & Grill facing Grove Alley. (106-110 E Main Street). He further advises the package is not due to sign area allowance, but for the material proposed.

Rob Juelfs responds to the podium and advises that it is not a flat panel, but a one-inch mounted metal. He advised it will be much higher grade material than flat metal.

Motion to Approve made by Tolliver, seconded by Schaus.

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

Motion Approved.

SPACK 25-08 Fairmount Park Casino & Racing (Sign Package)

Community Development Director Taylor presents a request for Sign Package approval in order to permit one (1) EMC monument sign for Fairmount Park Casino & Racetrack. He advises the deviations requested are for maximum graphic area allowance for frontage, number of freestanding signs, and maximum graphic area allowance for EMC.

Tolliver inquires when the parking lot signage will be erected. Staff explains. Schaus asks and is advised that the sign will not be visible from the interstate. The commission members discuss the sign being erected without approval.

Motion to Approve made by Schaus, seconded by Illies.
Roll Call Vote: All Ayes (6-0).
Motion Approved.

PUBLIC HEARINGS:

RZ 25-09, SP 25-07 Dairy Freeze (Rezoning, Site Plan)

Motion to Open Public Hearing made by Tolliver, seconded by Siekmann.
Vote: All Ayes (6-0). Motion Approved.

Senior Planner Rice presents a request to rezone the property at 250 St Louis Road from “R-1” District to “P-B-2” Planned Limited Commercial District to allow for the construction of a commercial parking lot to serve an adjacent business. This application is coupled with a request for site plan approval at the above listed property.

She advises that full landscape and civil plans will still be reviewed by Staff. No further deviations are proposed at this time.

Dennis Tarrant responds to the podium and is sworn in stating his name and address. He advises that the hours are 12-10pm M-F. He states that when the city reengineered the street, the business lost three (3) parking spaces. He states that the City acquired ROW from him, moving his property line.

Motion to Close Public Hearing made by Tolliver, seconded by Jackstadt.
Vote: All Ayes (6-0). Motion Approved.

Motion to recommend Approval of the Rezoning made by Tolliver, seconded by Schaus.
Roll Call Vote: Ayes – 5 (Bechtle, Illies, Schaus, Siekmann, Tolliver); Nays – 1 (Jackstadt)
Motion Approved.

Motion to Approve the Site Plan made by Siekmann, seconded by Tolliver.
Roll Call Vote: Ayes – 5 (Bechtle, Illies, Schaus, Siekmann, Tolliver); Nays – 1 (Jackstadt)
Motion Approved.

RZ 25-08, SP 25-08, MAJ SD 25-03 Collinsville Truck Stop & McDonough Lake Rd One Subdivision (Rezoning, Site Plan & Preliminary Plat)

Motion to Open Public Hearing made by Jackstadt, seconded by Illies.
Vote: All Ayes (6-0). Motion Approved.

Senior Planner Rice presents a request to rezone property 5215 Horseshoe Lake Road from “R-1” Single Family Residential to “P-BP-3” Planned Business Park District coupled with Site Plan and Preliminary Plat approval to permit the development of Collinsville Truck Stop, a 9,078 square foot convenience store and gas station. She further reviews the rezoning, site plan and preliminary plat. Staff recommends Approval.

Bechtle, Staff, and Commissioners discuss the landscape requirements for the large area to the east of the development. Bechtle expresses his concerns that the area would not be subdivided nor counted in for landscape points and may or may not be landscaped.

Community Development Director Taylor, at Siekmann's request, explains the City's improvements to Horseshoe Lake Road and McDonough Lake Road. Staff and the Commissioners further discuss said improvements.

Senior Planner Rice advises that the applicant is constructing Boba Court.

The engineer Pat Netemyer responds to the podium and is sworn in stating his name and address. He advises the detention pond is approximately 3.5 feet. He advises they will be using the dirt from the detention pond to raise the building.

Dan Fournie responds to the podium and is sworn in stating his name and address. He speaks about the number of vehicles and traffic driving onto McDonough Lake Road. He speaks about the flooding on Fournie Lane and surrounding area and his concerns about the detention pond limitations for the amount of water accumulation.

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

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

Motion to recommend Approval of the Rezoning made by Jackstadt, seconded by Schaus.

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

Motion Approved.

Motion to Approve the Site Plan contingent on the complete submittal with no deviations made by Illies, seconded by Jackstadt.

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

Motion Approved.

Motion to recommend Approval of the Preliminary Plat made by Jackstadt, seconded by Schaus.

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

Motion Approved.

SUP 25-02 Origins Leaf Co (Special Use Permit)

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

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

Community Development Director Taylor presents a request by Marco Gilsic for approval of a Special Use Permit to allow the operation of a Cannabis Dispensary at 107 North Bluff Road. He speaks about the history of cannabis zones and related businesses in the city, distance requirements,

Staff and Commissioners discuss parking at the business and the signage requirements, which are not proposed at this time.

Mark Gilsic responds to the podium and is sworn in stating his name and address. He introduces himself giving a brief background of his business.

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

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

Motion to Approve Special Use Permit made by Tolliver, seconded by Jackstadt.

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

Motion Approved.

STAFF REPORT:

Community Development Director Taylor advises that the Zoning Practice Report for this month is regarding Managing Pickleball Noise.

COMMENTS FROM COMMISSION MEMBERS:

None.

ITEMS FOR NEXT AGENDA:

Community Development Director Taylor advises the items for the next agenda include:

Data Center Moratorium

Haven Hills, Reese & Ramada (Rezoning, Site Plan, Preliminary Plat)

ADJOURNMENT:

Motion to adjourn made by Illies, seconded by Schaus.

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

Adjournment at 8:03 p.m.