

Planning Commission
November 10, 2016

In Chairman Jerome's absence, Vice Chairman Hellige called the meeting to order at 7 pm with the following members present and answering roll call: Rayho, Hausmann, Powers, Hellige, Mitchell, Moss, Wepking. Absent: Illies, Jerome, Popov, Leonard. Also present was Recording Secretary Carlson, City Engineer Turner and Community Development Director Bookless.

Speakers from the Floor: None

Motion to Approve Minutes of October 18, 2016 made by Hausmann, seconded by Rayho. Vote: all ayes

16-PZ-20-011 Colton's Steakhouse: Application for Approval of a Sign Package for 5 Eastport Plaza Drive. Recording Secretary Carlson presented the details on the sign request and recommended approval of the package. There was some discussion regarding whether or not the star and straight bars was considered a sign. Someone suggested that was the logo for the restaurant. It was decided to approve regardless of whether it's a sign or not, then there would be no issues in the future.

Motion to approve as presented made by Rayho, seconded by Powers. Roll Call Vote: Aye—Rayho, Hausmann, Powers, Mitchell, Moss, Wepking. Nay—None. Absent—Illies, Jerome, Popov, Leonard.

16-PZ-10-009 City Initiated: Amendments to Title 17, Subdivisions, of the Collinsville Municipal Code related to Definitions and Regulations to Establish Platting Procedures for Minor Subdivisions, Boundary Adjustments, and Consolidations.

Director Bookless reviewed the proposed amendments and explained that the Count(ies) do not require City approval in order to record a subdivision. The amendment will ensure every subdivision has to go through the City, and give fair warning that those who want to subdivide without meeting our requirements will not be able to develop or build on "illegal" lots. The amendments cover minor subdivisions of no more than 2 residential lots and no more than 4 commercial lots where there are no improvements required other than maybe sidewalks. It also covers boundary adjustments and consolidation of property.

Wepking is somewhat concerned about not requiring streets to be improved. Director Bookless explained that a *minor* subdivision of 2 lots does not require street upgrades that would be the equivalent of one or two lots. This will apply only to those subdivisions that are not otherwise required to do these upgrades. He pointed out this is very standard in this area. Motion to recommend approval of amendments made by Hausmann, seconded by Mitchell. Roll Call Vote: Aye—Rayho, Hausmann, Powers, Mitchell, Moss, Wepking. Nay—None. Absent—Illies, Jerome, Popov, Leonard.

16-PZ-10-008 City Initiated: Amendments to Title 17, Zoning of the Collinsville Municipal Code related to Section 17.120 Site Plan Review – Stormwater, Erosion Control, Drainage, Utility Design. Director Bookless asked that the public hearing be continued; City Engineer Turner explained that there are more references to stormwater and erosion in another Chapter of the Municipal Code so he will need to address those as well. Motion to Continue made by Rayho, seconded by Powers. Vote: All Ayes.

16-PZ-10-007 City Initiated: Amendment to Multiple Sections of Title 17, Zoning of the Collinsville Municipal Code Modifying Definitions and Regulations Related to Outdoor Storage and Kennels.

Motion to open public hearing made by Moss, seconded by Wepking, Vote: All Ayes

Director Bookless presented his amendments on outdoor storage and said that although we have been approving outdoor storage within planned districts, it is explicitly prohibited in all districts except M1 and

BP4 in the zoning code. This amendment will officialize the process we have been using. Outdoor storage will still have to be approved via the planned district procedure. He reviewed the text changes and the amendments to table 5. Hellige gave some history and the reason he thought that prohibition was put into place and wondered if we should look at screening requirements. Bookless noted that he isn't changing the current procedure; outdoor storage will still require approval through the planned district and the screening requirements that are in place can always be increased in the ordinance.

Bookless then reviewed his changes to the language/definition of kennel to include doggie daycare, which is not currently specified as a kennel. He referenced the photos in the packet and that you cannot tell the difference between the long-term care kennel and the doggie daycare. He recommended approval of both amendments.

No Questions of Staff

No Discussion

Motion to close public hearing made by Wepking, seconded by Rayho. Vote: All Ayes

Motion to recommend approval of the amendments made by Powers, seconded by Wepking. Roll Call

Vote: Aye—Rayho, Hausmann, Powers, Mitchell, Moss, Wepking. Nay—None. Absent—Illies, Jerome, Leonard, Popov

Old Business: None

Staff Update: Reifschneiders renewed their building permit today. Some discussion about Sears closing and good tenants for that space. Laura Buick and Fairmount Park were discussed. .

Comments from Commission Members: None

Items for Next Agenda: December 8th – possibly 2 small rezonings and 2 sign packages.

Motion to adjourn made by Rayho, seconded by Moss. Vote: All Ayes.

Adjourned at 7:52 pm