PLANNING COMMISSION
MINUTES
February 9, 2016

1. CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (10 members) in attendance: Pat Wesemann, Pat Herrington, Larry Mensing, Nick Correale, Don Barkley, Kelly Smith, Patrick McCarthy, Linda Hoppe, and Corey Sudja. Also in attendance were Tim Tolliver(Director of Land Use), Jim Gehrs(Attorney), and Kendra Tucker (Secretary).

2. CITIZENS COMMENTS

None

3. CHAPTER 14 DEVLEOPMENT CODE REVIEW

Director Tolliver presented Articles II, III, IV, V, VI, & IX to the commission.

Tolliver read through the changes the Development Committee had made to Article IV Business Districts. The commission discussed marijuana dispensaries and whether or not they should be allowed in a business district abutting a residential neighborhood. Commissioner McCarthy made a motion and Commissioner Hoppe seconded to include a line item to limit medical marijuana dispensaries in B2 & B3 in Article IV, Figure 14-04(A).

The commission voted: Yeas: 4 Present: 6, Nays: 1. The motion passed.

Tolliver explained the changes to section 14-04-03 Bulk & Yard Standards; Figure 14-04(B).

Commissioner Funk stated she was concerned about liquor store being classified as Permitted in the B-1, B-2, & B-3 when it is classified as a Special Use in MXD.

Tolliver stated that he could add a definition for liquor store that would define a liquor store as having sales of liquor 90% or more.

Funk made a motion to limit liquor stores in Figure 14-04(A) to Special Use in a B-1 district and that a definition for liquor store to be added. McCarthy seconded the motion.

The commission voted: Yeas: 11, Present: 0, Nays: 0. The motion passed.

The commission reviewed Article IV Conservation, Figure 14-05(A). Tolliver explained the changes made by the Development Code Committee.

The commission reviewed Article VI Industrial District.

The commission reviewed Article IX Off Street Parking. Tolliver explained the change in parking space size. Tolliver stated that he would research parking for fitness centers.

The commission reviewed Article X Landscaping. Tolliver explained the changes made by the Development Code Committee.

4. NEW BUSINESS

None

5. ANNOUNCEMENTS

None

ADJOURNMENT – Meeting adjourned at approximately 8:50 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be March 8, 2016 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,

Timothy Tolliver
Director of Land Use and Development
TT/kt