

**PLANNING COMMISSION
MINUTES
January 12, 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 DEVELOPMENT CODE REVIEW

Director Tolliver presented Article VII & VIII to the commission.

The commission proceeded to review the changes the committee has made to Article VII.

14-07-10. Churches and Places of Formal Worship, Governmental Buildings, Libraries, Hospitals, and Similar Buildings. The commission discussed the possible need to add to the setback distance based on the height of the building. Tolliver stated that other local communities are regulated similar to ours and do not have an additional setback based on building height but he would do more research.

14-07-25. Outdoor Seating Areas. The commission discussed adding the requirement for bollards. Commissioner Mensing suggested a bollard height of 4 feet.

14-07-26. Plant Nurseries & Greenhouses. The commission discussed the concern that the facility could have piles of material that could cause dust or odor. Director Tolliver will reword letter A and B to add limitations on dust and odor. Tolliver will also insert language for erosion control of dirt and mulch storage areas.

14-07-29. Recycling Center, Minor. The commission requested a size limitation for household appliances to be accepted at these facilities.

14-07-30. Outdoor Storage. The commission discussed businesses with outdoor storage. The commission requested that some research be done to find a percentage of allowable frontage area for storage.

14-07-33. Schools, Private and Parochial. The commission brought to staff's attention that "Private and Parochial" needed to be struck from the heading.

The commission proceeded to review Article VIII. Site Development Standards.

14-08-08. Lot: Creation of Flag Lots. The commission brought to the staff's attention that there needed to be "do not" inserted to make Flag Lots prohibited.

14-08-14. Dwelling Minimum Building Size. The commission discussed the minimum building sizes that were suggested and requested that Tolliver look further into what other communities have as standards.

14-08-21. Sidewalks. The commission discussed sidewalks and how to make it necessary for new developments to create them. Tolliver stated that a Sidewalk Plan will need to be approved.

14-08-26. Appearance Standards for Single Family Homes. The commission made a motion and approved to change “less than 25%” to “less than 40%” for the accepted primary material used on the “front” façade in letter (B).

14-08-27. Exterior of Multi-Family Buildings. The commission made a motion and approved to change “less than 25%” to “less than 40%” for the accepted primary material used on the “front” façade in letter (E). The commission also requested the word “opaque” be added to letter (G) to describe an acceptable gate.

14-08-28. Accessory Uses & Structure. Director Tolliver stated he would research a definition for a “temporary carport”.

14-08-37. Charity Collection Facilities. The commission suggested that the number of collection boxes be limited to (2) two per charitable organization residing in the City.

4. NEW BUSINESS

None

5. ANNOUNCEMENTS

None

ADJOURNMENT – Meeting adjourned at approximately 9:15 p.m.

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be February 9, 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