

**PLANNING COMMISSION
MINUTES
June 14, 2016**

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (8 members) in attendance: Pat Wesemann, Larry Mensing, Nick Correale, Don Barkley, Patrick McCarthy, Linda Hoppe, Amy Funk and Kelly Smith. Also in attendance were Tim Tolliver(Director of Land Use), Jim Gehrs(Attorney), and Kendra Tucker(Secretary).

CITIZENS COMMENTS

None

APPROVAL OF MINUTES

Commissioner Barkley made a motion to approve the minutes from the May 10, 2016 Planning Commission meeting and Commissioner McCarthy seconded the motion. The minutes were approved with a roll call vote.

PUBLIC HEARING

PC10-16, Development Plan- JQP Properties, LLC, Long Acre Drive (03-28.0-409-021)

Director Tolliver presented the staff advisory for PC10-16 to the commission.

The commission discussed the retention pond and the water flow on the property.

The applicants were present.

Marsha Maller of 4940 Old Collinsville Road, Swansea, IL was sworn in.

Maller, project engineer, addressed storm water indicating that the subject property is part of Lincoln Place II subdivision and will be utilizing the existing detention facility to the north.

Jeff Parish of 5415 Guinevere Drive, Weldon Springs, MO was sworn in.

Barkley asked how many units the development would have and Parish pointed out the amount of units proposed in the application packet and stated this would not be a high traffic facility with average daily traffic of only ten users. Parish also addressed that fencing would be ornamental type, the onsite manager apartment would be on second floor of building 1 and lighting would be by wall packs on buildings.

Hoppe asked if there would be a buffer to hide the units from the nearby apartment complex. Funk stated that there would have to be a landscaping buffer.

There were 0 proponents present to speak in favor of this application.

There were 1 opponents present to speak against this application.

Pat Baeske of 201 Lake Stratford, Fairview Heights, IL was sworn in.

Baeske stated that the building materials were not up to code and that she would prefer to see a retail business in this location. Baeske also stated concerns that this kind of establishment could have people living in storage units or be used as a drug making facility.

The applicant stated that he has never had anyone occupying any unit in his other storage facilities and that they would be willing to use the building materials required to meet with the city code.

McCarthy stated the development is not consistent with aesthetics of the area and having seen the facility in Shiloh did not find it appealing.

The committee continued the discussion and were in consensus that though they were not completely opposed to the type of business the applicant was requesting they felt this was not the proper location for it.

Commissioner McCarthy made a motion to deny this application.

Planning Commissioner McCarthy introduced the following resolution and moved for its adoption:

RESOLUTION PC 010-16

A RESOLUTION ADOPTING FINDINGS OF FACT PC010-16 RELATING TO REQUEST FROM JQP PROPERTIES, LLC TO DENY A DEVELOPMENT PLAN ALLOWING SELF-STORAGE UNITS WITHIN THE PLANNED BUSINESS DISTRICT.

WHEREAS, JQP Properties, LLC, hereinafter referred to as the “Applicant,” has properly applied for a Development Plan approval for a self-storage unit development within the “PB” Planned Business District located on the north side of Long Acre Drive Dr., PIN # 03-28.0-409-021 and legally described as:

Lot 3 of Lincoln Place II, a subdivision according to the plat thereof recorded April 9, 2002, in Plat Book 101 on Page 63.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on June 14, 2016, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. The subject property is vacant and is zoned "PB" Planned Business District. The subject property is situated on one parcel, PIN# 03-28.0-4098-021 and is identified by the previous legal description.
3. That the Subject Property contains approximately 2.9 acres.
4. That this permit will require any changes to traffic circulation and ingress/egress.
5. That this permit will require any changes to lighting, landscaping, or the existing site usage.
6. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
7. That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
9. That the proposed use will be served adequately by public facilities and services such as highways and streets.
10. That the proposed use will create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.
11. That the proposed use will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.
12. The proposed use will not be consistent with the Comprehensive Plan.
13. That this Development Plan denial will not allow for the applicant's use of business zoned property for a 51,900 gross square feet a self-storage facility, including climate controlled space, office and onsite managers residence at the property as it is proposed per the Development Plan by the Applicant.

The motion for the adoption of the foregoing resolution was duly seconded by; Barkley upon vote being taken thereon, the following voted in favor thereof: Smith, Bramstedt, Wesemann, Funk, Correale, McCarthy, Hoppe, Mensing & Barkley

and the following voted against the same: NONE

and the following abstained: NONE

and the following were absent: Herrington & Sudja

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 14th day of June 2016.

NEW BUSINESS

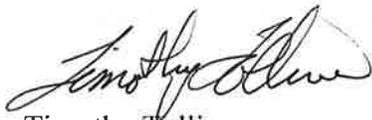
None

ANNOUNCEMENTS

None

ADJOURNMENT – Meeting adjourned at approximately 7:45 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be July 12, 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