

**CITY OF FAIRVIEW HEIGHTS, ILLINOIS
PLANNING COMMISSION
MEETING MINUTES
January 11, 2022**

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Co-Chairman Pat Herrington with (4 members) in physical attendance: Linda Hoppe, Sunyatta McDermott, Clarence Carthen, & Terry Fowler. (2 members) in attendance via Web X: Larry Mensing & Kelly Smith. Also, in attendance were Dallas Alley(Land Use Director), Andrew Hoerner (Attorney) and Kendra Tucker (Secretary).

1. CITIZENS COMMENTS

None.

2. APPROVAL OF MINUTES

The minutes of December 14, 2021 were approved as written.

3. NEW BUSINESS

PC14-21, Development Code Text Amendment to allow cosmetic tattooing in the PB-Planned Business District.

Director Alley presented the staff advisory to the commission.
The applicant was present via WebX.
Sue Helen Edith of 7910 Laurel Flat Drive, Caseville, IL was sworn in.

The commission discussed the application.

Commissioner McDermott made a motion to approve PC14-21 and Commissioner Fowler seconded.

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

RESOLUTION PC 014 -21

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO A ZONING
AMENDMENT TO ALLOW COSMETIC TATTOOING IN THE PB – PLANNED
BUSINESS ZONING DISTRICT

WHEREAS, Sue Edith hereinafter referred to as the "Applicant," applied for an amendment to the Fairview Heights Development Code to allow cosmetic tattooing as a permitted use in the PB – Planned Business Zoning District; and

WHEREAS, the Fairview Heights Development Code requires that text amendment be approved upon recommendation from the Planning Commission by the City Council;

WHEREAS, the Applicant has properly applied for an amendment to the Fairview Heights Development Code.

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 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 January 11, 2022 and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the Planning Commission believes it to be in the best interest of the City of Fairview Heights to allow cosmetic tattooing as a permitted use within the PB – Planned Business District, and recommends the inclusion of the definition of cosmetic tattooing provided in the staff advisory report, herein incorporated by reference and attached hereto as exhibit A.

The motion for the adoption of the foregoing resolution was duly seconded by Linda Hoppe; upon vote being taken thereon, the following voted in favor thereof: Linda Hoppe, Sunyatta McDermott, Pat Herrington, Clarence Carthen, Larry Mensing, Terry Fowler, Kelly Smith

and the following voted against the same: None

and the following abstained: None

and the following were absent: Pat Wesemann, Patrick McCarthy, Greg Moats, Gregory Coleman

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 11th day of January, 2022.

PC01-22, Special Use Permit to allow an event venue 28 Commerce Lane.

Director Alley presented the staff advisory.

The applicant was not present.

The commission discussed the application.

Commissioner McDermott made a motion to approved PC01-22 and Commissioner Fowler seconded.

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

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR THE SITE DEVELOPMENT PLAN AT 58 COMMERCE LANE

WHEREAS, Latasha Bailey-Johnson hereinafter referred to as the "Applicant," applied for a Special Use permit for approval of a site development plan on parcel number 03-28.0-200-040, commonly known as 58 Commerce Lane; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in PB Planned Business Zoned District be approved as a special use;

WHEREAS, the Applicant has properly applied for a special use permit.

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 as follows:

3. 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 January 11, 2022 and that said public hearing was properly advertised, both of which are incorporated by reference.
4. That the subject property is zoned "PB" Planned Business Zoned District.
5. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
6. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.
7. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
8. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Linda Hoppe; upon vote being taken thereon, the following voted in favor thereof: Linda Hoppe, Sunyatta McDermott, Pat Herrington, Clarence Carthen, Larry Mensing, Terry Fowler, Kelly Smith

and the following voted against the same: None

and the following abstained: None

and the following were absent: Pat Wesemann, Patrick McCarthy, Greg Moats, Gregory Coleman

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 11th day of January, 2022.

4. OLD BUSINESS

None.

5. NEW BUSINESS

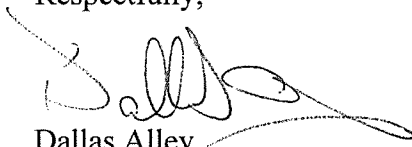
None.

6. ANNOUNCEMENTS

None.

7. ADJOURNMENT – The meeting was adjourned at 7:30 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dallas Alley', with a long horizontal flourish extending to the right.

Dallas Alley
Director of Land Use and Development
DA/kt

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be February 11, 2022 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.