

**MINUTES**  
**PLANNING COMMITTEE**  
**January 26, 2015**

**1. Roll Call**

Chairman Carol Warner, called the meeting to order at approximately 7:00 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Bonnie Crossley, Alderman Justin Gough, Alderman Scott Greenwald, Alderman Denise Williams, Alderman Dennis Baricevic, City Administrator Jim Snider, Director of Land Use & Development Tim Tolliver, Land Use Executive Secretary Adrina Blair, and guests.

**2. Citizens' Comments**

None

**3. Approval of Minutes**

Alderman Baeske made a motion to approve the Minutes of December 11, 2014 and January 6, 2015. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**4. PC CASES**

**PC01-15, Special Use Permit, Donald & Christine Bishop, 9612 Fairmont Rd**

Director Tolliver briefed Committee on application for Special Use Permit. Applicants' request would allow for the construction of a structure, for the personal use of the property owners, during the construction of their house. The use would be limited to the personal use of Donald & Christine Bishop to include a shop facility, storage and sleeping quarters. Planning Commission did recommend approval of the request with understanding that all area/bulk requirements will be met.

The Applicants were present to address committee; Christine Bishop commented on protection of their equipment during construction and ease of being able to work at the property. Alderman Baricevic asked for clarification if one or two houses will be constructed; Ms. Bishop stated it is one home comprised of two wings.

Alderman Crossley asked if the construction of the structure would be permitted if a residence was already built; Tolliver commented it would be allowed by Right if the residence already existed.

Upon further discussion, Alderman Crossley made a motion to forward the proposed PC01-15 to City Council with recommendation for approval in accordance with the Planning Commission recommendations. Chairman Warner seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**PC02-15, Development Plan, Steven & Jenifer Giger, 10614 Lincoln Trail**

Director Tolliver briefed Committee on the application for Development Plan which includes plans to demolish the existing structure and replace with a 4788 sq ft single story structure. Applicant is also requesting to allow the rear parking area remain as gravel. The applicant has met with the City's consultant as part of a demonstration project to utilize design standards within the Lincoln Trail TIF District. Planning Commission did recommend approval of the Development Plan.

Chairman Warner commented on concerns of leaving the rear parking area gravel while potentially using City financial incentives and if this could set precedent for future requests. Applicant Steven Giger was present to address Committee by stating it is not practical for this type of business to concrete or asphalt as many vehicles are dropped or left in a manner that could damage the concrete/asphalt. Mr. Giger also stated there is a fence currently which blocks view of the gravel area and further clarified fence, concrete and gravel layouts. Alderman Baricevic noted gravel parking areas are not on the current standards outlined as part of the financial incentives but could be possibly added in the future; Baricevic did not express concerns of setting precedent.

Upon further discussion, Alderman Baeske made a motion to forward the proposed PC02-15 to City Council with recommendation for approval in accordance with the Planning Commission recommendations. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**PC03-15, Special Use Permit, William & Carol Peach, 312 Pleasant Ridge Rd**

Director Tolliver briefed Committee on the Special Use Permit request to allow agricultural use of said property. Applicant proposes to place a diverse collection of animals on less than one acre of fenced area adjoining the northern building side and behind the house. There were eight opponents

present during the Public Hearing and Planning Commission has recommended denial of the request.

Applicants were not present.

Upon further discussion, Alderman Baeske made a motion to forward the proposed PC03-15 to City Council with recommendation for denial in accordance with the Planning Commission recommendations. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**5. Special Event Permit – The Fairview Heights Elk’s Lodge, 9480 Old Lincoln Trl**

Director Tolliver briefed Committee on request from Elk’s Lodge#664 for approval of their annual Meat Shoot events in 2015. As code does not allow for consecutive Special Events of more than twice per month, approval would be required to hold events on the additional dates of: February 22<sup>nd</sup>, March 22<sup>nd</sup>, March 29<sup>th</sup>, October 25<sup>th</sup> and November 22<sup>nd</sup> in 2015.

The Mayor’s office did approve the Meat Shoot Event and discharge of firearms at the location. There were no violations or complaints received by Code Enforcement during the 2014 events.

Upon further discussion, Alderman Baeske made a motion to forward the request to City Council with recommendation to approve the additional dates of February 22, March 22, March 29, October 25 and November 22, 2015. Chairman Warner seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**6. TIF Streetscape, Planning Design Studio Invoice**

Director Tolliver briefed Committee on invoice received in accordance with resolution for Lincoln Trail Streetscape.

Upon further discussion, Alderman Crossley made a motion to approve the payment of the invoice submitted by Planning Design Studio. Alderman Baeske seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

Meeting adjourned at approximately 7:43 p.m.

The next regularly scheduled meeting of the Planning Committee is scheduled for February 18, 2015, in Conference Room A of the Fairview Heights Municipal Complex.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Carol Warner".

Carol Warner

CW/ab