CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (7 members) in attendance: Don Barkley, Larry Mensing, Pat Herrington, Linda Hoppe, Kelly Smith, Pat Wesemann, and Gregory Coleman. Also, in attendance were Andrea Riganti (Director of Land Use and Development), Andrew Hoerner (Attorney), and Kendra Tucker (Secretary).

1. CITIZENS COMMENTS

None

2. APPROVAL OF MINUTES

The minutes of August 13, 2019 approved as written.

3. PC09-19, Amendment to a Site Development Plan, 120 Commerce Lane

Ms. Riganti presented the staff advisory to the commission.

Mr. Bramstedt requested clarification on why this request needed the approval of the Planning Commission. Ms. Riganti clarified that the application was brought to the Planning Commission due to the applicant's request to change of use at the property.

The applicant was present.

Todd Reyling of 4516 Boardwalk Drive, Smithton, IL was sworn in.

Mr. Reyling presented his application to the commission, giving the background of the Planet Fitness company, and stating what Planet Fitness' intentions are for the location.

Mr. Barkley asked the applicant what business would go into the retail space neighboring the Planet Fitness. Mr. Reyling stated that there will be a good tenant selected for the space. Mr. Barkley then asked how the signage would be designed to allow for both businesses to be represented. Mr. Reyling then explained how the signage would be handled in the future. Ms. Riganti clarified
that the applicant would have to follow the city’s sign permit procedure to be have signage approved.

The commission discussed the materials that would be used on the outside of the building. Ms. Riganti stated that the materials would be consistent with the materials approved by the current city code.

None were present to speak in favor of the application.
None were present to speak against the application.

Mr. Bramstedt closed the public portion of the meeting and the commission discussed their thoughts on the application.

Ms. Wesemann made a motion to approve the application.

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

RESOLUTION PC 008 -19
A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL/DENIAL OF REQUEST TO AMEND A SITE DEVELOPMENT PLAN FOR 120 COMMERCE LANE WITHIN THE "PB" PLANNED BUSINESS DISTRICT.

WHEREAS, Bob Hamilton of PFMW Fairview Heights, Inc. hereinafter referred to as the "Applicant," has properly applied for an Amendment to a Site Development Plan for a fitness center and retail use within the "PB" Planned Business District located at 120 Commerce Lane, PIN 03-28.0-200-053, and -054.

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:

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 September 10, 2019 and that said public hearing was properly conducted and that the minutes of said public hearing are hereby incorporated by reference.

The subject properties are zoned "PB" Planned Business District.

That this permit will not require changes to traffic circulation and ingress/egress.

That this permit will require minor enhancements to landscaping, lighting, landscaping and the existing site usage.
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.

That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

That the proposed use will not be hazardous or disturbing to existing neighboring uses.

That the proposed use will be served adequately by public facilities and services such as highways and streets.

That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

That the proposed use will not 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.

The proposed use will be consistent with the Comprehensive Plan.

That this Amended Site Development Plan approval will allow the applicant’s development of a fitness center as proposed by the Applicant; with a future retail tenant to be in keeping with the permitted uses described in the PB-Planned Business zoning district.

That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

That this Development Plan Approval shall automatically expire if the use is not initiated within one year of City Council approval.

That this Development Plan approval allows for the site plan as presented.

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

and the following voted against the same: None.
and the following abstained: None.
and the following were absent: McCarthy, Carthen, & Moats.

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 10th day of September 2019

4. NEW BUSINESS

Ms. Riganti informed the commission on the current status of the recreational cannabis discussion.

5. ANNOUNCEMENTS

Ms. Riganti announced there will be a City Planning Workshop on October 29th in Collinsville, IL for all who would like to attend.

Ms. Baeske announced that there would be an Open House at the city hall on Saturday, September 14th.

Ms. Riganti updated the commission on the approval of the Huck's development.

6. ADJOURNMENT – There being no further business, the meeting adjourned at 8:10 p.m.

Respectfully,

[Signature]

Andrea Riganti
Director of Land Use and Development
AR/kt

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be September 10, 2019 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.