

**CITY OF MASCOUTAH
PLANNING COMMISSION
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

November 15, 2023

The minutes of the Regular Meeting of the Planning Commission of the City of Mascoutah.

PUBLIC HEARING – 7:00 PM

PC 23-03 – Chapter 34 Code Changes – Recreation Vehicles

City Manager, Cody Hawkins, reviewed the proposed text amendments to Chapter 34 – Unified Land Development code of the Mascoutah City Code of Ordinances, Section 34-9-21 – Recreational vehicles.

Hawkins gave recommendations on language. Hawkins suggested changing the classifications from Class A & B to Type 1 & 2. Suggested adding a seasonal type of timeframe to subsection d. Stated this section would be where we could change the Class A&B to Type 1&2. Suggested striking the “specified size requirements needed”.

Chairman Zacharski emphasized the need to include the wording emptied trailers. Zacharski is concerned with trailers storing refuse and debris on lots.

Commission member, Karen Wobbe, stated that people store different small RVs on trailers so adding emptied trailers to the list would be too restrictive.

Hawkins stated that there is a separate code to address that concern.

Zacharski stated that the timeframe suggested is a good one, but he believes that the time frame should be from May 1 through October 31. He believes May is when camping starts.

Commission member, Bill Millikin, stated that his store sells camping stuff mostly in April. April is when many campers are getting prepped for the season.

Zacharski stated that enforcement is an issue. He believes the 6months on 6months off would be best. He still doesn't know if he is interested in that concept but is willing to discuss with the group.

Commission members discussed the timeframe.

Commission member, Rich Thompson apologized for missing the last meeting and was surprised by what was added as for this month's recommendation. Thompson is against parking in driveways. He discussed the importance of this code. He is not in favor of the 6-month allowance. He does agree with the verbiage type 1 and type 2 and suggested to move definition

to subsection a. He questioned what the commission is authorizing and clarification. He believes that enforcement needs to be reviewed.

Commission members discussed the impact of allowing storage in front of lots.

Millikan discussed classification by the size requirements and GVW instead of listing out all the different types of RVs. He reviewed research he accumulated from other codes. It gives a broad capability for residents who have a boat, they use sometimes twice a year, the opportunity to store it on their property. He believes it would be a middle ground to what is currently in the code and what the commission has discussed.

Thompson spoke on parking surfaces. If you are going to park these items on a lot, they should be on a paved surface of some kind, and it is not listed on this recommendation.

Planning and Zoning Administrator, Tiffany Barrows, reported that parking requirements are covered in another code and cited Sec. 34-9-22.

Thompson stated that neighborhood HOA restrictions protect property values. The property owners that do not have an HOA will have no recourse. He believes they act as the City's HOA and need to keep the residents' best interest and property values in mind.

Resident, Adam Engel, stated he does not mind what is being presented. Yearly storage will still be required because storage agreements are year long. Strongly suggest the 6-month rule and a lot easier for police to patrol and enforce if there is a straight date.

Commission member, Jim Connor, stated that enforcement is the issue.

Millikan agreed and stated that it is difficult for the law enforcement. He believes that the date range instead of the 72-hour rule is more reasonable and simplified for law enforcement.

Commission members discussed that property owners will no longer have the power to object.

Commission member, Bruce Jung, stated that he does not believe it will negatively affect the volume of campers parked on the driveways. Most property owners don't want a camper stored on their driveway and that is why they are stored elsewhere.

Commission members discussed the camper parked on Railway. Wobbe stated that it is technically a side yard. The camper or any vehicle should not be on a sidewalk.

Millikan suggested adding footage language.

Zacharski pointed out that most communities do not allow in front driveways.

Hawkins reviewed and organized the multiple issues the commission is discussing. He reported the decisions are on if they are going to allow parking in driveways or not, are you going to

allow two on a lot of Type 1 and Type 2. He suggested that someone make a motion on these two items.

Millikan suggested that the city manager go around the room to answer the two questions to solidify the motion to present. He stated his option is that the side yard is fine, and it should be based on the two RV classifications. He would like the classifications to be based on size/weight.

Wobbe agreed with allowing 2 RVs on the side or rear of a lot and a seasonal time allowance for driveways.

Thompson wants the 72-hour rule to remain. He agrees with the type 1 & 2 classifications.

Klopmeyer does not like big units parked in driveways of any lots. Spoke on time issues but stated he would go either way.

Zacharski prefers the timeframe of May through October. He is ok with two RVs but not in the driveway. He believes the city will see more complaints.

Jung stated that he has no objection and has never had to worry about parking on his lot. When he had a camper, he took it to storage during off season. He believes it is unreasonable to expect the police to enforce the 72-hour rule and agrees with the season timeframe.

Connor believes there is a silent majority that would like this code to stay as it is. He does not object to smaller RVs but believes there will be an increase in complaints and therefore neighborhood problems. He would like the code to stay as is.

Thompson discussed his HOA restrictions and the fines of enforcement.

Hawkins reported that he concludes that the majority are in favor of the Type 1 and 2. Only 3 of the 7 members are in favor with allowing driveway parking or to keep that portion of the code the same.

Millikan recommends that accept this, pending the changes: keeping the timeframe as is, class to type and leaving city manager to create separate classifications, eliminating RV names. He reported this recommendation is a summary of the consensus of the commission. He believes the biggest issue is the enforcement not the language.

Hawkins stated that the city does not have an active, dedicated code enforcement officer.

Millikan suggested adding a maximum of 72 hours within a 15-day time frame. Hawkins stated that would still be hard to enforce.

Barrows requested that they move the definition and classification to subsection a.

Commission members stated the change the verbiage of the current subsection (a) to be “may be” instead of “shall be”.

Jung asked the city manager if this issue is brought up a lot. Hawkins confirmed that the city does not get many if any complaints regarding RVs.

Millikin reminded the commission of the change to one vehicle and the uproar that caused from the residents.

There was no further discussion.

PUBLIC HEARING – 7:37 PM

PC 23-10 – Final Plat - Prairie Lakes Phase 1

City Manager, Cody Hawkins presented the background and proposal summary.

Hawkins also reported zoning, property size, topography, utilities and services, access, right of way, sidewalks, utility easements.

Hawkins also reported on the road right of way and stated that the city, engineer, developer, and his engineer are working on a possible road shift for shared use path to school route. He stated that it will be addressed at the Phase 1 Site Plan phase.

Hawkins discussed APZ2 requirements and compatibility for SAB requirements.

Recommendation will be contingent on SAFB approval. Hawkins discussed green space, non-developable areas, compatibility from base. SAFB is requesting clarification or edits to final plat. Waiting for compatibility follow-up from base. Staff recommendation is approval contingent on SAFB compatibility result. There are only a handful of items that need to be addressed: the 3 lots that fall within the APZ-2 zone need to have restrictions to ensure the denial of future structure development on those lots. Outlot C cannot be developed to increase density such as a playground, pavilion, or clubhouse. More clarification on final plat on areas labeled retention was changed to a drainage area and we need assurance that it will not hold standing water. Once we get those three items, he is confident that we will have SAFB approval.

Commission members discussed the waterways that were listed and approved on the preliminary plat. There were to be holding areas between houses that were directed to the “lakes”.

Marsha Maller confirmed that there will still be small lakes in the development.

Planning and Zoning Administrator, Tiffany Barrows, stated that there should be no standing water within Phase 1.

Millikan asked for clarification on drainage easements for the development.

Project engineer, Marsha Maller stated that those drainage easements that will have contain water are outside Phase 1.

Zacharski reminded the commission of the property owners to the north of the proposed development requested that this development help with their water issue. The commission determined at that time it was not up to new development to correct their property issues.

Maller stated that the north properties drainage runs along the north property line of this development. This development will not increase any of their issues, but it will not correct their drainage issue, nor could they because it is not their property. There will be improvements on the Prairie Lakes development but not their northern properties.

Millikan questioned what the city's corrective actions for that drainage issue were.

Hawkins stated the northern property issues have been reoccurring. The City clears the drainage swale when complaints are reported but the water soaks back in and fills back up because it is not maintained by the property owners. That drainage moves to Townsend Square.

Commission member, Jim Connor, inquired on the drainage plan for this and future phases. This phase does not allow for standing water and wonders where it will be routed.

Maller stated that each phase for this development will not impact that issue. On drainage, she reported that each phase has a drainage plan, and they are going to build the downstream end first. Phases 2 and 3 will have two additional "lakes."

Maller stated there may be field tiles for farming.

Hawkins stated that the city has been coordinating with engineers and developers. As far as the Final Plat is concerned, the city is waiting on SAFB to sign off on compatibility.

Millikin asked if the overall design was updated to include access to future school development. The school district owns the property to the south. He asked if the school district has been communicated with regarding this project. He continued and asked if this development would create a landlocked for the school development.

Hawkins reported that if it becomes such as issue, they would work through it. He also stated that the mayor and staff met with the school district. The district is working on their plan. The city agreed that they will work with the school district.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:54 PM

CALL TO ORDER at 7:54 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members Jack Klopmeier, Bruce Jung, Jim Connor, Bill Millikin, Rich Thompson, Karen Wobbe, and Chairman Ken Zacharski were present.

ABSENT – none.

ALSO PRESENT

City Manager Cody Hawkins, Planning and Zoning Administrator Tiffany Barrows, City Engineer Sal Elkott, Matt Lanter of Fulford Homes, Marsha Maller of TWM and contractor for Prairie Lakes Subdivision, and in audience City Councilman Wally Battas.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT

AMEND AGENDA – NONE

MINUTES FROM October 18, 2023

Wobber moved, seconded by Klopmeier to approve the minutes from the October 18, 2023, Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.

7-ayes, 0-nays, 0-absent

PC 23-03 – Chapter 34 Code Changes – Recreation Vehicles

Discussion was held during the Public Hearing process. Please see the Public Hearing section of these minutes for details.

MOTION:

Millikin moved, seconded by Klopmeier, that the Planning Commission recommends approval to the Council of the text amendments, as amended, to Chapter 34 – Unified Land Development code of the Mascoutah City Code of Ordinances:

Section 34-9-21 – Recreational Vehicles
(Modify definition, and placement allowance for recreation vehicles)

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.

7-ayes, 0-nays, 0-absent

PC 23-10 – Final Plat - Prairie Lakes Phase 1

to table the recommendation to the City Council for further staff review. Please see the Public Hearing section of these minutes for details.

MOTION:

Wobbe moved, seconded by Thompson, that the Planning Commission recommends approval to the City Council of the Final Plat for Prairie Lakes Subdivision Phase 1 subject to the attached

Findings of Approval, and contingent on approval/comments from Scott AFB regarding the acreage located within the APZ-2.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.

7-ayes, 0-nays, 0-absent

MISCELLANEOUS

None.

ADJOURNMENT

Jung moved, seconded by Connor to adjourn at 8:00 p.m. All were in favor.

Tiffany M Barrows, Planning and Zoning Administrator