



# CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ [www.cofh.org](http://www.cofh.org)

## PLANNING COMMISSION MINUTES May 14, 2019

### 1. 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, Patrick McCarthy, Larry Mensing, Greg Moats, Kelly Smith, Pat Wesemann, and Gregory Coleman. Also, in attendance were Andrea Riganti (Director of Land Use), Andrew Hoerner (Attorney), and Kendra Tucker (Secretary).

### 2. CITIZENS COMMENTS

None

### 3. APPROVAL OF MINUTES

The minutes of April 9, 2019 approved as written.

### 4. PUBLIC HEARING

#### 7:00 PM- PC05-19, Zoning Map Amendment, 1 Sheryl Drive

Riganti presented the staff advisory to the commission.

The applicant is present.

Jason Cunningham of 1122 Heatherwood Drive, O'Fallon, IL was sworn in.

The applicant explained the request of rezoning 1 Sheryl Drive to allow for a church office space to the commission.

Cunningham clarified that approving the request for a B-3 to be changed to a B-1 district would make the use of the property more restrictive. Cunningham also clarified how the property would be divided.

Riganti explained what the potential uses for the property would be as a B-1 district.

There were two individuals present to speak on the application

Jennifer Kassly of 8 Trail Ridge Road, Fairview Heights was sworn in. Kassly stated that her mother lives in the neighborhood of 1 Sheryl Drive. She then voiced her concern on if the church would have events how it would impact traffic flow.

Elizabeth Rich of 24 Lindenleaf Lane, Belleville, IL was sworn in. Rich stated that her mother lives in the neighborhood of 1 Sheryl Drive. She stated her concern of what the potential use of the house was on the property.

Cunningham responded to the speakers' concerns stating that the church does not conduct business such as event space rentals. He also stated that this change to the zoning would reduce the items that could occur at this location.

Bramstedt closed the public portion of the meeting.

The commission discussed the application.

Commissioner McCarthy made a motion to approve.

#### **RESOLUTION PC 004-19**

#### **A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC05-19 RELATING TO A REQUEST FROM JASON CUNNINGHAM TO ALLOW ZONING MAP AMENDMENT FOR PROPERTY CURRENTLY ZONED "B-3" COMMUNITY BUSINESS DISTRICT TO "B-1" NEIGHBORHOOD BUSINESS DISTRICT.**

**WHEREAS**, Jason Cunningham, hereinafter referred to as the "Applicant," has properly applied for a Zoning Map Amendment approval for property currently zoned "B-3" Community Business District to "B-1" Neighborhood Business District and located at 1 Sheryl Drive, also identified as PIN 03290204009.

**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 May 14, 2019 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, 1 Sheryl Drive, is developed with two buildings.
3. That the Subject Property contains approximately 23,201 square feet tract.
4. That this amendment will not require any changes to traffic circulation and ingress/egress.

5. That this amendment will not require any changes to lighting, landscaping, or the existing site usage.
6. That the proposed amendment 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 amendment will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That the proposed amendment will not be hazardous or disturbing to existing neighboring uses.
9. That the proposed amendment will be served adequately by public facilities and services such as highways and streets.
10. That the proposed amendment 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.
11. That the proposed amendment 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.
12. The proposed use will be consistent with the Comprehensive Plan.
13. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

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

and the following voted against the same: None.

and the following abstained: None.

and the following were absent: Herrington & Hoppe

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 14th day of May, 2019.

## **5. OLD BUSINESS**

None.

## 6. ANNOUNCEMENTS

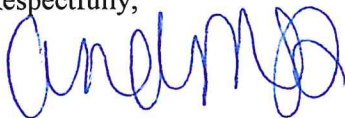
### Directors Report

Riganti updated the commission on the status the Fountains Preliminary Plat application stating that it had been approved. Riganti also stated that the Final Plat will return to the Planning Commission for approval prior to construction.

**ADJOURNMENT** – Meeting adjourned at approximately 7:40 p.m.

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be June 11, 2019 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,



Andrea Riganti  
Director of Land Use and Development  
AR/kt