

**PLANNING COMMISSION
MINUTES
January 9, 2018**

1. CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Acting Chairman Pat Herrington with (8 members) in attendance: Greg Moats, Patrick McCarthy, Don Barkley, Pat Wesemann, Clarence Carthen, Larry Mensing, Linda Hoppe and Corey Sudja. Also in attendance were Tim Tolliver (Director of Land Use), Jim Gehrs(Attorney), Sarah Mecklenburg(Court Reporter) and Kendra Tucker (Secretary).

2. APPROVAL OF MINUTES

Minutes of November 14, 2017 were approved by voice vote.

3. CITIZENS COMMENTS

None

4. PC01-18, Special Use Permit, Katherine Johnson, 214 N Ruby Lane, Fairview Heights, IL

Director Tolliver presented the staff advisory for PC01-18 to the commission.

Applicant was present.

Katherine Johnson of 214 N Ruby Lane, Fairview Heights, IL was sworn in.

Johnson explained her request to the commission. She is requesting to be able to provide CPR training at her home on the weekends and by appointment only on limited weeknights. She stated there would be limited traffic and she would follow the American Cross guidelines of a maximum of 6 attendees.

There were 6 to speak in favor of the application.

Larry Herrin of 321 N. Ruby Lane, Fairview Heights, IL was sworn in.

Kimberly Bramstedt of 6 Fairview Drive, Fairview Heights, IL was sworn in.

Casey Scharven of 411 Amy Drive, O'Fallon, IL was sworn in.

Nova Johnson of 320 N. Ruby Lane, Fairview Heights, IL was sworn in,

Amy Rau of 301 Frey Lane, Fairview Heights, IL was sworn in.

Jeff Rau of 301 Frey Lane, Fairview Heights, IL was sworn in.

There were 0 to speak in opposition of the application.

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

RESOLUTION PC 001-18

A RESOLUTION ADOPTING FINDINGS OF FACT PC001-18 RELATING TO APPROVAL OF SPECIAL USE PERMIT REQUEST FOR A HOME OCCUPATION FROM KATHERINE JOHNSON AT 214 NORTH RUBY LANE WITHIN THE “R-3” SINGLE FAMILY RESIDENTIAL DISTRICT.

WHEREAS, Katherine Johnson , hereinafter referred to as the “Applicant,” has properly applied for a Special Use Permit approval for a home occupation to locate within the “R-3” Single Family Residential District located at 214 North Ruby Lane., PIN # 02-21.0-304-009.

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 January 9, 2018 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, approximately 13,000 square feet of area, is developed with an approximate 730 square foot residence and is zoned “R-3” Single Family Residential District. The subject property is situated on one parcel, PIN# 02-21.0-304-009.
3. That this permit will not require any changes to traffic circulation and ingress/egress.
4. That this permit will not require any changes to lighting, landscaping, or the existing site usage.
5. 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.
6. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
7. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
8. That the proposed use will be served adequately by public facilities and services such as highways and streets.

9. 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.

10. 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.

11. The proposed use will be consistent with the Comprehensive Plan.

12. That this Special Use Permit approval will allow for the applicant's home occupation to allow the instruction of CPR/AED/ First Aid classes for up to 6 participants on a limited basis on Saturday's from 8am till 5pm and by appointment during the week, at the property as it is proposed by the Applicant.

13. 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.

14. That this Special Use Permit Approval shall automatically expire if the use is not initiated within one year of City Council approval.

15. That this Special Use Permit approval allows for the site plan as presented. Any significant changes to traffic circulation, materials on the building, landscaping or signage on this site not provided for in the site plans on the Subject Property will require additional administrative review and approval.

The motion for the adoption of the foregoing resolution was duly seconded by; Carthen upon vote being taken thereon, the following voted in favor thereof: Herrington, Hoppe, Mensing, Wesemann, Sudja, Moats, Carthen, & McCarthy

and the following voted against the same: Barkley

and the following abstained: None

and the following were absent: Bramstedt & Smith

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 9th day of January 2018.

5. NEW BUSINESS

None

6. ANNOUNCEMENTS

Development Code will meet on Thursday, January 18th at 10 AM in the Mayor's Conference Room.

Tolliver announced his retirement date of March 15th of 2018.

7. **ADJOURNMENT** – Meeting adjourned at approximately 7:55 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be February 13, 2018 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,



Timothy Tolliver
Director of Land Use and Development
TT/kt