

ALTON PLAN COMMISSION MINUTES
ALTON CITY COUNCIL CHAMBERS
JULY 21, 2009 – 1:15 p.m.
(As unapproved by the Plan Commission)

PRESENT: Joe Blair (Co-Chairman), John Rain, Bill Stoutenborough, Sam Gomer, Gary Doerr, Chris Schuneman, Terry Dooley

ABSENT: Mark Hackworth, Barry Clayton, John Callander

OTHERS PRESENT: Phil Roggio (Director of Development and Housing), Jim Schrempf (Corporation Counselor), and Michelle Heinold (Secretary)

Co-Chairman Blair called the meeting to order and asked for a roll call. Roll call was taken with 7 present and 3 absent.

Motion was made by Chris Schuneman and seconded by Terry Dooley to approve the minutes of the regular meeting of June 30, 2009.

Vote was 7 to 0 in favor

Motion was made by Terry Dooley and seconded by John Rain to open the public hearing.

Vote was 7 to 0 in favor.

Teresa Langford petitioned for a special use permit at 2624 Walnut for a hair salon. Ms Langford submitted a letter to withdraw her request.

Jim Schrempf explained the public hearing procedures.

ARC Enchanted Village petitioned for a special use permit and text amendment on the property at 246 Wonderland to place recreational vehicles and manufactured homes in an R-6 zoning.

Starla Kutter, representing ARC Enchanted Village, was present. She stated they would like an extension of what they have been doing since January, 2009. In 3 months time they have filled all the mobile home pads. They have received no complaints from current mobile home owners. They have received three calls from union heads stating 1800 employees are coming, half with RV's, and need additional room from them. Each RV spends \$2,000 in the area per month. Have 89 RV's now and wish to add 120 more.

Questions from Plan Commission:

- Total acreage? 33 acres, a lot of common ground with no RV's. Shown on plat.
- Traffic problems? None, when employees leave at 6:00 am for work, busy but no problems.
- Sewer/water? All available. RV hookup for electric.
- Original time allowance was 2 years. Have had no problems.
- Conoco Phillips said the project will last 2 to 5 years.

Questions from audience? None.

Keith Gernigan, ARC, was present and stated they need to provide workers with a place to live. All tenants go through background checks.

Alton Police will patrol the area since it is in Alton.

Phil Roggio referred to the attached memorandum, which was placed on file:

- Weekly roster updates to Building and Zoning of the tenants coming in (like occupancy permits).
- Sewer inspection fee is \$25 for each hookup.

Mr. Roggio recommended a new time allowance of at least 2 years be granted.

Ron Czichos was present in the audience and was in favor of the RV's.

Motion was made by Bill Stoutenborough and second by Terry Dooley to close the public hearing.

Vote was 7 to 0 in favor.


Motion was made by Chris Schuneman and seconded by Sam Gomer to approve a special use permit on the property identified by permanent parcel numbers 23-1-08-04-00-000-004 and 23-1-08-03-00-000-006, Section 3 and 4, Township 5 North, Range 9 West of the Third Principal Meridian, also known as 246 Wonderland, Alton, Illinois, to place recreational vehicles and manufactured homes in an R-6 zoning.

Vote was 7 to 0 in favor

**Adjourned 1:35
attachment**

MEMORANDUM

TO: Alton City Plan Commission

FROM: Philip S. Roggio, Director of Development and Housing 

DATE: July 21, 2009

RE: ARC request to expand geographic area for RV's in R-6 Zone

A request has been made by ARC to expand the placement of RV's throughout Enchanted Village on parcels identified as 23-1-08-04-00-000-004 and 23-1-08-03-00-000-006. The City previously granted approval for this on portion of 23-1-08-03-00-000-006 (Ordinances #7111 and #7112). Development & Zoning does not object to the request as long a weekly reporting is maintained and all issues regarding payment to the City for appropriate fees is resolved. Staff further recommends, that if approved, Ordinance #7112 be revoked with the new ordinance covering the entire area and a new time allowance being granted.