

ALTON PLAN COMMISSION MINUTES
CITY COUNCIL CHAMBERS
APRIL 27, 2010 – 1:15 p.m.
(As unapproved by the Plan Commission)

PRESENT: Mark Hackworth (Chairman), Bill Stoutenborough, Barry Clayton, Sam Gomer, Terry Dooley, Gary Doerr, Anne Doucleff

ABSENT: Joe Blair, John Rain, Chris Schuneman

OTHERS PRESENT: Doug Waggoner (Building Code Inspector), Allan Napp (City Attorney), and Michelle Heinold (Secretary)

Chairman Hackworth 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 Sam Gomer and seconded by Anne Doucleff to approve the minutes of the regular meeting of March 13, 2010, at 1:15 p.m. Vote was 7 – 0 in favor.

Motion was made by Barry Clayton and seconded by Terry Dooley to open the public hearing. Vote was 7 to 0 in favor.

Richard Rodden petitioned for a text amendment at 1606 Bozza to add tattoo shop under C-5 zoning or add tattoo shop under special use permit.

Mr. Rodden stated he wanted to open a tattoo shop in that area cause it was close to the bridge and to St Louis traffic. There is C-2 and C-5 in area now. Doug Waggoner showed the zoning areas on the map.

Questions from Plan Commission:

- How many employees? 2, by appointment only.
- Does he have business now? No, not a tattoo shop, he is the money behind the business; has his own construction business now.
- Parking? A little street parking, but no off street parking. Could use BP gas station, the owner told him. But would not be in writing. Owner, Denise Sparks, has one spot to use. Parking was discussed.
- Square footage of tattoo shop? 400 sq ft in building.

Audience questions: None.

In audience in favor:

- Denise Sparks, owner of 1606 Bozza, stated the tattoo shop has good clients. Her concern was the parking.

In audience in opposition:

- Eddie Sholar, 1530 E. 4th, his concerns are all about parking. He has put a lot of money into buying buildings around him to demolish and make parking lots. Each parking space is very expensive and important for his business.
- James Buttry, 1600 Bozza, owns car wash and also has parking concerns.
- Randy Butler, 412 Pearl, owner of Roney Machine Shop, has parking concerns.
- Steve Geiss, owner of Amoco Station, has parking concerns.

Comments from audience:

- Richard Rodden wants to work with businesses in area.

- Denise Sparks discussed her parking arrangements now with her employees.

Zoning and parking discussed in detail along with Doug Waggoners memorandum.

Motion was made by Anne Doucleff and seconded by Terry Dooley to close the public hearing.
Vote was 7 to 0 in favor.

Chairman Hackworth discussed off street parking; at least 2 off street parking spaces required for 250 sq. ft and agreement would have to be in writing for tattoo shop to use adjoining parking spaces.

Parking was discussed. Mr. Napp read 11-9-5 (13) of the Alton City Code: Personal Services, in regards to the parking spaces required. Special use permit was discussed

Mr. Napp stated to Mr. Rodden that the request for his tattoo shop did not look promising and he suggested he might want to withdraw his petition. Mr. Waggoner stated if you are denied, you can not reapply for 18 months.

Mr. Rodden withdrew his petition.

Adjourned 2:05 p.m.