

ALTON PLAN COMMISSION MINUTES  
CITY COUNCIL CHAMBERS  
JUNE 8, 2010 – 1:15 p.m.  
(As unapproved by the Plan Commission)

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

ABSENT: John Rain, Joe Blair

OTHERS PRESENT: Doug Waggoner (Building Code Inspector), Jim Schrempf (Corporation Counselor), 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 Anne Doucleff and seconded by Sam Gomer to approve the minutes of the regular meeting of May 18, 2010, at 1:15 p.m. Vote was 7 – 0 in favor.

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

Jim Schrempf explained the public hearing procedures.

Enjoy Church petitioned to rezone from R-1 to C-1 and for a special use permit to allow an “Electronic Message Board” inserted into existing pylon church sign at 3303 Homer Adams Parkway.

Paster Darren Carstens showed photos of the message board they have been using for 15 years. The church is very into community events and would like to have a new sign with upgraded technology; switch from manual to electronics.

Comments:

- Gave example of other signs in the area.
- The sign will be lettering and animation.
- Photos discussed and placed on file.
- Size of the sign discussed by Joe Phillips, Pyro Signs, who will be installing the sign, 6 x 12.

Questions from audience:

- Why commercial zoning? Pastor was told he would have to apply to rezone since a sign is not allowed in a residential area.
- Flashing at night in bedrooms? Pastor stated sign is barely visible to homes.

Bev Locks, 3404 Glenn, worried about the church moving and changing to commercial. What would that do for the residential area? Pastor stated he just wanted a new sign.

Joe Rose asked if the sign would have 2 sides and the pastor stated yes and explained.

C-1 zoning was discussed and explained.

In favor in audience -- none.

In opposition:

- Russell Malson, 2232 N Rodgers, was opposed for many reasons.
- Joe Rose, 2208 N Rodgers, opposes for many reasons including noise of the bands they have 4 to 5 times a week.
- James Greco, 2300 N. Rodgers, opposes.

Doug Waggoner read his memo and stated he was concerned about the impact the proposed flashing sign would have on the residential area.

More discussion on zoning.

Jim Schrempf made a suggestion to Pastor Carstens to possibly have the property surveyed, subdivided, and replated for just the area where the sign would be placed and come back to the Plan Commission for a vote.

Pastor stated they would do that.

Mr. Schrempf stated we could continue the public hearing to the next Plan Commission meeting on July 27, 2010, after the replating of approximately 2 acres.

Motion was made by Anne Doucleff and seconded by Terry Dooley to continue the public hearing on July 27, 2010, at 1:15 pm..

Vote was:

5 in favor – Mark Hackworth, Barry Clayton, Sam Gomer, Anne Doucleff, Gary Doerr  
2 in opposition – Bill Stoutenborough, Terry Dooley

**Adjourned 2:15 p.m.**

Philip Embree and Claudia Harju petitioned for a special use permit at 729 Linden for a bed and breakfast as well as their personal home.

Motion was made by Bill Stoutenborough and seconded by Barry Clayton to open the public hearing.

Vote was 7 to 0 in favor.

Phil Embry and Claudia Harju were present. They would like to purchase 729 Linden for a bed and breakfast and also move into the dwelling as their personal residence. Three bedrooms will be used for the bed and breakfast. The purchase is contingent on the special use permit approval.

Off street parking – there is a 2 car garage in the rear. There is parking at the front of the house on the street as well.

Barbara Schmidt, 734 Linden, had questions about if this would be rezoned? No just a special use permit, which goes with the property. Parking not a problem. Will be good for the area.

Sara Lee Watkins, owner/seller of property since 1991. Has made extensive repairs to the dwelling. Lot is 250' deep.

The buyers might put in 2 more bathrooms, but not much more for now.

Doug Waggoner discussed his memorandum, see attached. Should be low impact on neighborhood.

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

Motion was made by Bill Stoutenborough and seconded by Barry Clayton for a special use permit on the property identified by permanent parcel number 23-2-07-12-13-305-011, Section 12, Township 5 North, Range 10 West of the Third Principal Meridian, also known as 729 Linden, Alton, Illinois, for a bed and breakfast.

Vote was 7 – 0 in favor.

Adjoined 2:33 p.m.  
attachments