

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

PRESENT: John Rain, Bill Stoutenborough, Joe Blair, Barry Clayton, Sam Gomer, Anne Doucleff, Gary Doerr

ABSENT: Mark Hackworth, Terry Dooley, Sarah Woodman

OTHERS PRESENT: Doug Waggoner (Building Code Inspector), 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 Anne Doucleff and seconded by Barry Clayton to approve the minutes of the regular meeting of June 8, 2010.

Vote was 7 to 0 in favor.

Motion was made by Sam Gomer and seconded by John Rain to open the public hearing.

Vote was 7 to 0 in favor.

Jim Schrempf explained the public hearing procedures.

Sheppard, Morgan, and Schwaab, on behalf of Daren Carstens, petitioned for approval of a one-lot subdivision located at 3303 Homer Adams to create a 2 acre parcel that can be zoned C-1 for the purpose of constructing an animated sign on the existing pylon sign.

Pastor Carstens stated he has met with the neighbors in the past several weeks. They have decided to ask for the rezoning on the minimum amount of 2 acres for the sign. They will not sell the property. They only want the rezoning for the sign. The current sign has been put on a timer to go off at 10:30 pm for the neighborhood. The 2 acres is closet to Homer Adams Parkway.

Cas Sheppard stated the plat submitted is in accordance with the city code requirements. The parcel has been split into 2 lots, minimum of 2 acres; long narrow lot (shown on plat). Showed the sign location on the parkway. Meets setback requirements. Residential set backs will be maintained. The sign does exist now; will just change the insert.

Questions of commission: None.

Questions from audience:

- Alderman Gary Fleming asked if the new light will turn off at 10:30? No, the pastor stated, the LED light will be bright during the day and dimmer at night.
- Dawn Wakeford, a neighbor, asked how dim? He stated it will not cast glow down the highway.

In favor in audience: None.

In opposition: Joe Rose asked if the plat was signed and sealed? Cas Sheppard stated yes.

Doug Waggoner stated at the last meeting he was concerned about an animated sign in a residential area. If the issues have been addressed with the neighbors, he has no problem with the sign. The sign is in compliance with the city ordinance.

New 2 acre parcel width is 140 feet; usable commercial width 50 feet. No change in height of sign.

Alderman Fleming stated he was not thrilled with animated signs and the church has not been very good neighbors. Young adult events are held in the neighborhood and there has been troubles in the past. But if the neighbors do not care, he approves of the sign.

**Motion was made by Bill Stoutenborough and seconded by Barry Clayton to close public hearing.
Vote was 7 to 0 in favor.**

Motion was made by Sam Gomer and seconded by Bill Stoutenborough for approval of the one-lot subdivision, to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial), and for a special use permit on the property identified by permanent parcel number 23-1-08-05-17-301-001, Section 5, Township 5 North, Range 9 West of the Third Principal Meridian, also known as 3303 Homer Adams Parkway, Alton, Illinois, to allow an "Electronic Message Board" inserted into existing pylon church sign.

Vote was 7 to 0 in favor.

Adjourned 1:50 p.m.