

The meeting was called to order at 7:00 p.m. by Chairman Knapp. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Chairman Knapp and members Alderman Sir, Siebenman, Kee, Austermann, Kiefer, Holloway and Scheer. Mr. Smith was absent.
Also in attendance was City Administrator Craig Sabo.

A petition from Arthur and Meeghan Kociela, representing Midwest Motors, for an amended Special Use Permit for a lot expansion for the display of pre-owned vehicles, truck bodies and trailers on property located at 1400 South Outer Road.

Notice of the Public Hearing was published in The Countian on Monday, April 25, 2016.

Mr. Kociela stated that they would like to expand their lot forty (40) feet to the west and that lighting would be added to the area for security purposes.

No one spoke in support of or in opposition to the petition.

There being no further matters for discussion, the public hearing was adjourned at 7:01 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:01 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Siebenman, Kee, Austermann, Kiefer, Holloway and Scheer. Mr. Smith was absent.
Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Scheer, seconded by Mr. Kee and unanimously passed, the Minutes of April 27, 2016 were approved.

GUESTS:

Ms. Brenda Creamer of 339 Cerny Avenue stated that she was in support of Item D on the agenda. She stated that the property had been vacant for the last nine (9) years. She stated that she hoped the developer would address the water run-off issues of the property owners on Forest Run Drive.

Mr. John Taylor of 403 Forest Run Drive stated that he hoped the City would collaborate with the developer to address drainage issues in the area. He stated that there was a property adjacent to the proposed development that was also contributing to stormwater drainage issues. He stated he would help facilitate the process in his capacity as a project manager if it was needed. He stated that he had reviewed the development plan and it appeared to be very well organized which was far different than the last proposed plan which he felt was terrible. He stated that he would like to see a communication plan in place between the developer, the City and neighboring property owners who are affected by the water drainage issues.

Mr. William Fink of 411 Forest Run Drive stated that their property is adjacent to the proposed development. Mr. Fink stated that his property receives water run-off from the proposed development property and the neighboring Maness property. He stated there was a drainage ditch that was installed by the City years ago, but it has filled up to the point where it does not properly drain so the water ends up on his property. He stated that a previously installed swale has been filled with dirt and grass so it does not catch the water properly. He stated that although the developer may catch water as it enters onto their property, a lot of water will still end up running through his property.

Ms. Claudia Fink of 411 Forest Run Drive stated that the developer told them they can greatly reduce the amount of water run-off and she is hopeful that will happen, but they will still receive water from the Maness property. She stated that she would like the City to collaborate with all property owners to address the water issues.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

- A. Consideration of a petition from Arthur and Meeghan Kociela, representing Midwest Motors, for an amended Special Use Permit for a lot expansion for the display of pre-owned vehicles, truck bodies and trailers on property located at 1400 South Outer Road.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Alderman Sir, seconded by Mr. Scheer and unanimously passed by those members in attendance, approval was recommended for a petition from Arthur and Meeghan Kociela, representing Midwest Motors, for an amended Special Use Permit for a lot expansion for the display of pre-owned vehicles, truck bodies and trailers on property located at 1400 South Outer Road.

Chairman Knapp stated that consideration of Items B and C would be heard simultaneously and then voted on separately.

- B. Consideration of a petition from Dennis Marschuetz, representing Marschuetz Properties, LLC, for a boundary adjustment located at 15 and 19 Truitt Drive.

- C. Consideration of a petition from Dennis Marschuetz, representing Marschuetz Properties, LLC, for site plan approval of building additions located at 15 Truitt Drive.

Speaking on behalf of the petitioner was Mr. Michael Marschuetz. He stated that they would like to construct an addition on both sides of the existing building which would house a mechanic shop and additional office space. He stated that they had purchased two (2) parcels of land from Rainier Building Materials and they were seeking to combine the parcels.

Mr. Scheer inquired as to if there would be a new drainage swale installed as it appeared the present one would be deleted due to the building addition.

Mr. Marschuetz stated that he was not aware of any drainage swale on the eastern portion of the property. He stated that area was currently concrete pavement and used for the main thoroughfare for their business traffic. He stated that the drainage they currently have in place is a drainage easement between Marschuetz and Sellenriek Grading.

On motion by Mr. Kee, seconded by Alderman Sir and unanimously passed by those members in attendance, approval was granted for a petition from Dennis Marschuetz, representing Marschuetz Properties, LLC, for a boundary adjustment located at 15 and 19 Truitt Drive.

On motion by Mr. Scheer, seconded by Mr. Austermann and unanimously passed by those members in attendance, approval was granted for a petition from Dennis Marschuetz, representing Marschuetz Properties, LLC, for building additions located at 15 Truitt Drive.

- D. Consideration of a petition from Rolwes Development, LLC for a subdivision of land of approximately 7.45 acres located at 326, 332 and 342 Cerny Avenue.

Speaking on behalf of the developer was their attorney, Mr. Joseph Blanner. Mr. Blanner stated that the developer had a long history of constructing homes in the area which covered St. Louis, St. Charles and Jefferson counties. He stated this would be their first development within the City of Eureka. He stated that the subject property was three (3) parcels of land totaling approximately 7.45 acres. Mr. Blanner stated that the property was currently bank owned and had been vacant for about nine (9) years and this may have contributed to some of the area stormwater issues. He stated that the developer was seeking to construct ten (10) residential home sites and was not requesting a rezoning of property, as what was being proposed complied with the R-1 zoning regulations. He stated that there will be a buffer with trees between the new home sites and the adjacent property owners. He stated they were also proposing a deed restricted area to provide additional buffering between the development and adjacent property owners. Mr. Blanner stated that the developer was aware of the stormwater issues and that the civil engineer that was contracted by Rolwes had drawn up a plan that will alleviate most of the water issues on the property. He stated that they had appeared before the Park Board the previous evening and received a favorable recommendation for cash in lieu of land being dedicated to parks which made the most sense with this development. He stated that the developer had met with neighboring homeowners the previous evening at The Timbers to hear their concerns and had met with them onsite with the civil engineer. He stated that also in attendance at this meeting were the land development manager for Rolwes, the civil engineer for the project and the landscape architect if Commission members had any questions for them regarding the project.

Chairman Knapp stated that the plan that was submitted by the developer appeared to be compatible with the property and the engineering plan addressed storm water issues.

Mr. Kiefer inquired as to if a larger catch basin could be installed by 413 Forest Run Drive.

Mr. Jim Piper with St. Charles Engineering stated that the inlet had actually been relocated roughly twenty (20) feet further into the site. He stated that they had also adjusted the berm location. He stated that they added another storm inlet so there would be inlets at Lot 6, Lot 7, Lot 8 and one (1) inlet for Lots 9 and 10. He stated that with the engineering plan that was designed for the site, the water run-off would be reduced by 85%.

Mr. Kiefer inquired as to how the discharge in the common ground detention basin was metered. Mr. Piper stated that the calculations evidence that the water that was routed through the detention basin outflow structure would be less than what currently exists.

Mr. Holloway stated that water run-off was his major concern and it appeared the developer had designed a plan to address the issue.

Mr. Piper added that the 85% reduction was from the proposed site, but that a majority of the water was coming from the Maness property.

Mr. Kee stated that there are fewer homes being proposed on this plan than the original plan and that the plan complied with the required zoning regulations. He stated that although neighbors may have concerns, as long as it complied with the Municipal Code, approval of the petition would be considered a ministerial act.

Mr. Fink stated that although the developer's engineer had stated that a lot of the storm water was coming from the adjacent property, there was water coming from the proposed development property onto his property and he had pictures and video to prove it. He stated that he also had concerns with mud run-off during the construction phase of the development.

Mrs. Fink stated that she had no problem with ten (10) additional homes in the area, but was concerned with more storm water ending up on their property.

Chairman Knapp stated that City staff would address any problems regarding storm water or mud during the construction phase of the project.

City Administrator Sabo stated that siltation control devices are required during the development of any project.

On motion by Alderman Sir, seconded by Mr. Holloway and passed with seven (7) "YES" votes and one (1) "NO" vote (cast by Mr. Kiefer), approval was recommended for a petition from Rolwes Development, LLC for a subdivision of land of approximately 7.45 acres located at 326, 332, and 342 Cerny Avenue.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Alderman Sir, seconded by Mr. Austermann and unanimously passed, the meeting was adjourned at 7:32 p.m.

UPCOMING MEETINGS:

- May 25, 2016
A petition from Daniel Wojcikowski, representing Big Boy's Towing and Recovery, for a Special Use Permit for a towing service to be located at 18515 U.S. Highway 66.
- June 15, 2016

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary