

CASEYVILLE PLANNING COMMISSION MINUTES

May 30, 2024

Call to Order

The Planning Commission Meeting of the Village of Caseyville was called to order on May 30, 2024 at 6:02 pm by Chairperson Debbie Blaylock.

The meeting opened with the Pledge of Allegiance and Moment of Silence.

Roll Call

Present: Debbie Blaylock, Grace Brooke, Stan Gorka, Curtiss Rivali and Steve Kobylinski.

Not present: Chris Huckins

Minutes:

Chairperson Debbie Blaylock called for a motion for the Minutes from April 16, 2024 that are in our packets we received.

Motion to amend minutes as follows: Page 1 – word sells changed to sales

was made by Curtiss Rivali & seconded by Steve Kobylinski

Voting on the motion: All yeas and no nays. **Motion Passed.**

Motion to approve minutes with amendment: was made by Stan Gorka & seconded by Curtiss Rivali

Voting on the motion: All yeas and no nays. **Motion Passed.**

New Business

- Case No. SP-005-2024, Applicant Sima Birach; Requesting special use permit under Sections 40-2-34, permitting the erection of an accessory structure on lot with no primary structure, and 40-2-40(C), permitting the erection of multiple radio transmission towers on Lot Zoned "A" Agricultural on property known as 425 W. Morris Street, Caseyville, IL 62232; Permanent Parcel No: 03-07.0-200-012.
- Discussion from the floor: John Marinkovic – Chief engineer of Sima Birach, presented that the following regarding the accessory structure (transmitter building) to store equipment: 25' x 16', concrete pad footer, metal roof & siding. It will be approximately 100' from the Railroad Track. Right side of the building would have a transformer. A gas generator would be outside the building as a backup if the Main Power Source was lost.
- 3 radio transmission towers – each tower would be 199' tall, 3 guide wires anchored in concrete, enclosed by a 6' fence. Cooper lines spide web pattern under the ground approximately 1 to 2 inches.
- The material they would add to help protect from erosion is grass with the maximum height of 4 inches and would hire a local company to maintain the area.
- Discussion from the floor:
- Stan Gorka – inquired if lights were required due to the height of the tower – response from John Marinkovic – no lights are required if the height of the tower is under 200'.
- Deb Doughty – resident relayed her concerns as follows:
- Doesn't want to wolk our her front door and see the 3 towers.
- How would this help the Village?

- Safety Concerns that kids may get into fenced area and get hurt.
- John responded the building would have security cameras, each tower would be surrounded 6' fence, the main lines to the building and towers would be insulated and under ground. As for the view of the towers, there are trees that line the top of the hill and with the towers being on lower ground should not be visible. He also stated, the benefits for the Village are no chemicals being used and would hire locally.
- Curtiss Rivali inquired:
 - about the size of the anchors and the depth of the concrete securing the anchors.
 - Why this location was picked and were there any studies on effects that may the towers may cause.
 - Curtiss expressed not to put in the Towers reasons being that there is no upside, no jobs would be generated, no studies on how or if the tower wattage would effect the area.
 - Phil Little presented The Flood Insurance map as an exhibit and how if allowed to build on a flood way FEMA could cancel the insurance.

Motion to recommend denial of Special Use Permit: Curtiss Rivali & seconded by Steve Kobylinski

Voting on the motion: 4 yeas & 1 nay. **Motion carries.**

Motion to adjourn: was made by Steve Kobylinski and seconded by Curtiss Rivali.

Voting on the Motion: all yeas and no nays. **Motion passed.**

Meeting adjourned at 7:20 pm.

Grace Brooke, Secretary
Caseyville Planning Commission