PLANNING COMMISSION
MEETING MINUTES
DECEMBER 11, 2025

Commissioner Illies calls the meeting to order with the following members present and answering roll call: Illies, Jackstadt, Schaus, Siekmann, Tolliver.

Absent: Bechtle.

Also present: Community Development Director Taylor, Senior Planner Rice, City Engineer Madden, and Recording Secretary Tonellato.

SPEAKERS FROM THE FLOOR:

Frank Arnold responds to the podium. He suggests that commission has a me-too attitude and that no two properties should be treated the same. He advised that everything should be discussed on a case-by-case basis and further suggests that standards are set in place to make things better for the community.

DISCUSSION:

Cristen Harden with PGAV planners updates the Commissioners, Staff and community members on Phase 3 of the Comprehensive Plan, Future Land Use Plan and major street layout map. She further explains that recommendations are comprised of objectives and results with six (6) major components: growth and development, housing and neighborhoods, recreation and tourism, transportation and infrastructure, uptown, and plan implementation.

Thomas Anderson responds to the podium to speak. He advised he is new to the meetings and was curious about what the comprehensive plan is and what it means for the residents. Cristen Hardin addresses questions with a summary of what the comprehensive plan is and how it works for the city and its residents. It's essentially a road map to the community's future.

MINUTES:

Motion to Approve the November 13, 2025, Planning Commission meeting minutes made by Jackstadt, seconded by Tolliver.
Vote: All Ayes (5-0). Motion Approved.

PUBLIC HEARING:

<u>DATA CENTER MORATORIUM</u>
Motion to Open Public Hearing made by Siekmann, seconded by Jackstadt.
Vote: All Ayes (5-0). Motion Approved.

Community Development Director Taylor presents information regarding a proposed data center moratorium. He advises that Staff is recommending a 12-month moratorium on data centers due to the potential nuisances related to data centers, including noise, utility usage and design. This will allow Staff to address these potential nuisances in relation to surrounding properties. This will be a 12-month moratorium to any new data center applications or crypto currency mining activities.

Dave Mitchell responds to the podium and is sworn in stating his name and address. He asks if there are any applications for data centers on the books, and if 12 months long enough of a moratorium on data centers? Travis Taylor advises that no applications are on file and that if 12 months is not enough, Staff will revisit the moratorium and request and extension.

Motion to Close Public Hearing made by Tolliver, seconded by Schaus.
Vote: All Ayes (5-0). Motion Approved.

Motion to recommend Approval made by Tolliver, seconded by Schaus.
Roll Call Vote: All Ayes (5-0).
Motion Approved.

RZ 25-03, SP 25-03, MAJ SD 25-01 Haven Hills (Rezoning, Site Plan and Preliminary Plat)
Motion to Open Public Hearing made by Jackstadt, seconded by Tolliver
Vote: All Ayes (5-0). Motion Approved.

Senior Planner Rice presents a request by James Mundloch, on behalf of property owner, to rezone property from "R-3" Multi-Family to "P-R-3" Planned Multi-Family coupled with Site Plan and Preliminary Plat approval to permit the development of Haven Hills, a three (3) building, sixty (60) unit multi-family development on Ramada Blvd and Reese Drive. She gives a brief history/summary of the request and differences from the initial request versus tonight's request.

Senior Planner Rice explains that the proposal now consists of three (3) buildings, 60 units, one (1) bedroom, resubdividing into two (2) lots, with a new road connection from Ramada to Reese Drive. She further explains that rezoning is due to the code requiring a Planned District per use table & for two (2) deviation requests: Parking Standards and Building Materials. There are currently no future phases proposed.

Senior Planner Rice then presents the proposed deviations. These include the parking standards, which are proposed as two (2) spaces per unit versus the required 2.5 spaces per unit, with a 30-space difference; and building materials, which are proposed as approximately 50% brick and 50% composite siding versus the 100% masonry requirements.

Tolliver asks if the traffic study indicated that there will be change in the level of service due to this development. Rice explains that service will remain the same. Community Development Director Taylor further explains that the levels of service at the proposed intersections will remain the same.

Senior Planner Rice then presents the proposed Site Plan, detailing the traffic impact study (TIS) findings and recommendations. Siekmann inquires about the recommendations for Reese Road. Taylor advises that the developer will build the new road connection and will improve the intersection at Reese. City Engineer Madden clarifies that the extension of Ramada will be dedicated as a City street and maintained by the City.

Senior Planner Rice then presents the Preliminary Plat, explaining that it will re-subdivide into two (2) lots and also vacate an existing ROW into the property.

Community Development Director Taylor advises that a letter that was mailed to the City, it will be entered as a part of the record and marked as Exhibit 1. He briefly summarizes the letter and the writer's concerns.

Charles Garrison responds to the podium and is sworn in stating his name and address. He asks why he was picked first to respond to the podium. He asks how the speaking portion works. Community Development Director Taylor explains the process. Garrison asks regarding the traffic study if there will be any improvements made at the intersection of Bluff and Ramada prior to this project. Taylor explains the Collinsville Landing project and advises that the same company did the traffic study project. He further advises that there is not a timeline for the Westview project for sidewalks, etc. Garrison advises that the grant that was issued to the developer involved having access to grocery stores, etc., and he would like to know how that would relate. Taylor advises the City will take it under note, but the City is not affiliated with the grant and not aware of it's terms or status.

Garrison advises that the developer is purchasing the property from Osborne and it is on top of a Collinsville mine. Rice advises almost the entire city is on top of a mine. Garrison asks, due to the mature trees on this land, if there has been any study that looks at the possible disturbance of that mine. Taylor explains that the items he references will be taken into consideration as they stabilize soil and build.

Frank Arnold responds to the podium and is sworn in stating his name and address. He asks how Staff is considering the buildings on Lafayette, which are mansard style buildings, as a comparison to this proposed building. He then refers to Westview Apartments as a comparable mentioned as well. Arnold then disputes Senior Planner Rice's statement referring to the Lafayette building shown. Rice corrects him, advising she did not refer to any siding on the building. Frank Arnold then refers to the runoff onto another parcel, stating that is not allowed and the City needs to address it.
Arnold refers to a drawing shown of the proposed building, asking if the 33' is in the back or the front of the building. He asks if the parcel proposed is the same parcel the governor is issuing grant money for. Taylor states he doesn't know what he is speaking about. Arnold explains that the governor announced he would issue millions of dollars to a developer and he would like to know if this is it. Taylor advises he cannot answer, he doesn't know. Arnold advised if the developer is getting grant money for this, he should be held to the standards we set fourth initially, not at the end.

Jay Williams responds to the podium and is sworn in stating his name and address. He advises that majority of the people in Collinsville, particularly in this area, have signed a petition, not wanting this building to go forward. He states the developer received 7.5 million dollars for this and he doesn't want his tax money going toward this. Taxpayers didn't pay for his home in Florida or his home in Collinsville.

Carol Justice responds to the podium and is sworn in stating her name and address. She states that across the street from her condo, there are two apartment buildings. She states there is a lot of traffic and noise from the buildings. She fears it will get a lot worse connecting Ramada to Reese. She advises the traffic on Sandridge on Ramada is "hell". A question for the developer, she asks that he build his apartments in Missouri.

Eric Nagel responds to the podium and is sworn in stating his name and address. He asks when the last traffic study was conducted. Rice advises it was done with Townes at Westview in 2021. He states he

agrees with Frank Arnold that the developer needs to be held to the 100% requirement. He further states that in his time working for the City, he never heard anything about any upgrades to Reese, calling it a "load of bull". He continues, stating the road panels have been replaced 6-7 times, due to not holding the last developer to design guidelines.
Nagel then speaks about the box culvert Reese at Johnson Hill. He states the taxpayers will be stuck with a multi-million dollar project. He questions why, when he worked for the city, traffic impact studies took a year, but this one was done within four months. Nagel advises that there was no study done on the sanitary sewer Reese at Johnson Hill. He then asks about storm water runoff and impervious area. City Engineer Madden explains.
Nagel asks if the buildings used as comparison were built to design standards when built 50 years ago. He states the developer should have to follow design standards referring to other buildings in the City and their design standards that were met.

Thomas Anderson responds to the podium and is sworn in stating his name and address. He asks who benefits from this proposal and wants to know who makes the decision. He further states that if there was a petition that came forth, it should have some type of value to the commission.

Melanie Nagel responds to the podium and is sworn in stating her name and address. She thanks for her opportunity to speak tonight. She states she lives at the bottom of the hill. She speaks about the quality of life in the area, her safety concerns due to the traffic, the impact on property values, and the impact on the long-term stability of the neighborhood. She states the properties in the area are not maintained as they should.

Lori Billy responds to the podium and is sworn in stating her name and address. She states she was a schoolteacher and is now on the school board. She refers to the amount of one (1) bedroom apartments, stating that Collinsville School district is shrinking. She states that this development doesn't allot for lifelong residency in our community. She would like the commission to focus on what this project will do to us in 10-15 years and that we should grow with single family residences, not single bedrooms.

Debbie McDaniel responds to the podium and is sworn in stating her name and address. She asks for information regarding the Planning Commission seats and members. Community Development Director Taylor explains quorum. She then asks about the 7.5-million-dollar grant. Jackstadt explains how the planning commission works and makes decisions. McDaniel then refers to the deviations that applicant is requesting that Rice presented comparing it to an unknown project in Kansas City where a building collapsed, stating that regulations and codes are made to follow. Illies then clarifies the project she was speaking of, advising it was a safety issue and not related to zoning requirements as presented this evening. She continues speaking about the project and Staff's role in the project. Community Development Director Taylor explains what the roles of Staff are in presenting any project to the Planning Commission and how the decisions are made. McDaniel asks if there is a limit to the amount of apartments allowed. Rice explains.

Dave Mitchell responds to the podium and is sworn in stating his name and address. He asks who the target group with one (1) bedroom apartments would be. Rice advises that Staff does not regulate the number of bedrooms, and our legal limits are based off of what is in our zoning code. He calls out the Ameren substation is zoned R-3 on our map. He then asks about the access for fire equipment in the parking lot, stating it may be something to look at later on. Rice states that site plans and civil construction plans are reviewed by the Fire Department. He also asks what the curly lines are on the drawing. Rice explains that they are the limits of clearing for access to their sanitary sewer lines.

Michelle Stutts responds to the podium and is sworn in stating her name and address. She states she is also on the school board, and the city needs single family housing, not more apartment buildings. She states we need more green space. She implores the commission to reconsider this, stating it is not a good deal.

Charles Garrison responds to the podium, stating his name. He asks that before the development is constructed, if all the road construction, sidewalks, gutters, and everything would be in place.

Frank Arnold responds to the podium stating his name. He directs his question to City Engineer Madden. Referring to the property on Reese, Ameren's substation, he states we must tread lightly on utility easements. He further states there is no way to expand the road, without giving the utility company proper easement, which will cause the eminent domain of someone's front yard. Madden advises there is currently not a full design in place, but the preliminary will allow the widening of the road to the extent of what is already in the ROW. Arnold asks about sidewalks. Madden states it would have to be planned, and this will all be considerations when designing. Arnold then asks about the minimum width of roads in the City of Collinsville. Madden explains that it is generally over 24' – 30' with considerations. Arnold speaks about the improvements and his concerns.

Jeree Bronnbauer responds to the podium and is sworn in stating her name and address. She states in front of her home is the narrowest part of Reese, and where the street constantly collapses. She wants to know how the traffic study approved adding more traffic when the street cannot handle the existing traffic. She then states she is concerned about her front yard and taking away from her driveway. She would like to know what is going to happen to her yard. City Engineer Madden advises that the design for this is not complete. Madden then addressed the TIS and how they approved it. Taylor states that Oates took those factors into consideration then made their recommendations to mitigate the concerns. He further states that they recommended construction of the road to city standards and certain alignment of the road to accommodate that.
Bronnbauer asks how the easement/ROW in her front yard will work and what will happen to the fire hydrant. City Engineer Madden states the ROW is approximately 10 feet from the back of the curb. The ROW is designated to utility improvements. Bronnbauer, Staff and the Commissioners discuss the road expansion. She then asks the commissioners if they are okay with ruining people's property. Senior Planner Rice advises that the TIS recommends improvements Reese, including widening, regardless of this project.

Troy Gillian responds to the podium and is sworn in stating his name and address. He states that the City should know about the grant because of the stipulations in the grant and the requirements of the City. Community Development Director Taylor advises that the grant is not a program with the City and if the grant requires anything, it is the responsibility of the developer.

James Mundloch responds to the podium and is sworn in stating his name and address. He states he will be breaking his statement into two (2) parts. He states that since the July PC meeting, he has worked to address each of the concerns brought forth. In regard to density, they decreased the number of units. In regard to the height of the buildings, they decreased the stories from three (3) to two (2). In regard to parking, they increased the parking spaces to two (2) spaces per unit, which is what Westview Phase 2 was

approved for. In regard to the exterior masonry, it was increased from 33% to 55-60% depending on the building, which is what was approved for Westview Phase 2. He speaks about the TIS done by Oates and Associates and the road. He states that he doesn't have to build the road and is doing it at the City's request.
Mundloch lists all the studies and reports that were performed. He speaks about his reasoning for building in Collinsville. He addresses some comments and/or concerns that have been raised regarding him and his business practices. He further speaks about the current properties he owns in Collinsville.
Mundloch then addresses the grant that has been discussed. He advises that there is 7 million earmarked for this project from the state, however, 5.2 million is a loan that he will have to pay back. He states he applied for this along with 50 other people.
James Munloch addresses the taxes and expenses he contributes to the community; the studies done on the land regarding greenspace; the school district and estimated amount of children that will be added; the claims of him cutting corners on materials; the cost of the materials he will be using; the rules he will follow to be considered an environmentally friendly development; the fire sprinkler systems that will be installed in his buildings; and the geotechnical report regarding mine subsidence.
Mundloch then speaks about Phase 2 of this project. He states, if he chooses to go forward with Phase 2, the most he would be able to build on the other property would be one more building and 12 townhomes on Reese Drive.

Illies asks if he can confirm that building 2 is still a three-story building. Mundloch confirms that yes, it is. There will be four (4) units that will be walk-out units. Illies asks, in regard to the way the zoning is written, is it measuring 35' from the maximum grade. Community Development Director Taylor advises he believes it is from the average. Illies then advises he believes this will measure beyond what is permitted on this building. Mundloch states it will be graded to not exceed the limits allowed. Senior Planner Rice then advises that the deviation was not proposed, therefore the developer will be held to the 35' standard feet by the zoning district.

Illies asks about the stormwater retention requirements. Staff advises that it will be modified with civils and full detention of lot one (1) will have to remain on lot one (1). If the lot line needs to be minorly adjusted to accommodate, it will be approved with final plat. However, if it is found to be a major deviation, planning commission will review it. Illies and Staff discuss the best way to address this with the deviations not listed. Mundloch responds back to the podium and advises that he will have all this addressed prior to presenting this to City Council for final approval. Marsha Miller with TWM addresses the lot lines in regard to the detention ponds.

Commissioner Schaus asks Mundloch how he decided to build one (1) bedroom apartments. He stated his decision was due to market demand. Schaus then asks if Oates could speak with Planning Commission to address some of the concerns of how the traffic study was conducted. Community Development Director Taylor states that this could happen if requested. Mundloch contested this advising he was asked to do a traffic study and he did.

Hanna Stroh responds to the podium and is sworn in stating her name and address. She advises she just purchased a house a house on Carlace in which the proposed apartment building will be looking into. She asks about Building 3 and how many stories it will be. Illies answered. She speaks highly of Collinsville, but states that it doesn't need any more rentals.

Motion to Close Public Hearing made by Siekmann, seconded by Tolliver.

Vote: All Ayes (5-0). Motion Approved.

Jackstadt asks that it be on record if Planning Commission is going to do an approval motion, that it include language that the detention issue be dealt with within our specifications. He advises that PC has two (2) deviations to consider. The first being the parking with two (2) parking spaces per unit. He advises that he doesn't believe this will set a precedent for the City. The second being the building materials required. He states that Edwardsville and Glen Carbon are outgrowing Collinsville at a quick pace. He refers to the building materials not requiring 100% brick in those communities and we should agree to what was presented. Tolliver agrees with Jackstadt's comments.

Motion to recommend Approval of the Rezoning with the deviations as presented by Staff and the additional stipulation that the storm water detention meet City of Collinsville regulations.
Motion made by Jackstadt, seconded by Tolliver.
Roll Call Vote: Ayes 4 (Illies, Jackstadt, Schaus, Tolliver); Nayes 1 (Siekmann)
Motion Approved.

Motion to Approve the Site Plan, contingent that it meets all requirements in relation to height and adjacent grade elevations.
Motion made by Tolliver, seconded by Jackstadt.
Roll Call Vote: Ayes 4 (Illies, Jackstadt, Schaus, Tolliver); Nayes 1 (Siekmann)
Motion Approved.

Motion to recommend Approval of Preliminary Plat in that it complies with all detention requirements within the lots of that final plat and ultimate site plan design.
Motion made by Tolliver, seconded by Schaus.
Roll Call Vote: Ayes 4 (Illies, Jackstadt, Schaus, Tolliver); Nayes 1 (Siekmann)
Motion Approved.

Motion to make a recommendation to City Council for the design and the study of Reese Drive to be included in the 2027 budget year.
Motion made by Tolliver, seconded by Siekmann.
Roll Call Vote: All Ayes (5-0).
Motion Approved.

NEW BUSINESS:

Community Development Director Taylor advises that City Council approved an appointment of Curtis Bechtle as Chair of Planning Commission. Tonight, they will need to appoint a Vice Chair. Jackstadt self nominates, Illies seconds the nomination.
Vote: All Ayes (5-0). Nomination Approved.

STAFF REPORT:

Community Development Director Taylor advises the zoning practice report for the month is regarding Accessory Commercial Units.

COMMENTS FROM COMMISSION MEMBERS:

None.

ITEMS FOR NEXT AGENDA:

Senior Planner Rice advises the tentative item for the next agenda is:
Hunziker Properties, 709 Rose, Rezoning.

Tolliver and Illies requests Staff create a text amendment to address deviations on materials for buildings.

ADJOURNMENT:

Motion to Adjourn made by Tolliver, seconded by Schaus.
Vote: All Ayes (5-0).
Motion Approved.

Adjournment at 9:48pm.