

**ALTON PLAN COMMISSION MINUTES**

**ALTON CITY COUNCIL CHAMBERS**

**APRIL 28, 2015 – 1:15 p.m.**

(As unapproved by the Plan Commission)

**PRESENT:** Mark Hackworth (Chairman), Joe Blair, Barry Clayton, John Rain, Bill Stoutenborough, Anne Doucleff, Gary Doerr, Terry Dooley, Todd Harpole, Martha Kane

**OTHERS PRESENT:** Matt Asselmeier (Deputy Director of Development and Housing), Jim Schrempf (Corporation Counselor), and Micky Heinold (Secretary)

Chairman Hackworth called the meeting to order and asked for a roll call. Roll call was taken with 10 present and 0 absent.

**Motion was made by John Rain and seconded by Martha Kane to approve the minutes of the regular meeting of March 3, 2015.**

**Vote was 10 to 0 in favor.**

Christopher Hinkle petitioned for a special use permit and text amendment at 558 and 560 E. Broadway for a tattoo parlor and to add tattoo parlors (a use within NAICS code 812199) to list of special uses within the C-4 Zoning District.

Jim Schrempf explained the public hearing procedures. He stated that for this hearing we would have to approve the text amendment first then approve the special use permit. The City Council can override the Plan Commission by a super majority vote.

**Motion was made by Gary Doerr and seconded by Terry Dooley to open the public hearing.**

**Vote was 10 to 0 in favor.**

Chris Hinkle, owner of Piasa Body Art, 3094 Homer Adams Parkway, wishes to relocate to Henry & E. Broadway. He currently has very little walk-up traffic. He would like to be located more in a pedestrian trafficked area with a better environment for himself and his employees.

Questions from the commission:

- Are you buying the property? Yes, based upon the outcome of the special use application. He rents now.
- Building where located now is not visible enough.
- Number of employees? All employees are subcontractors; 3 artists and 1 piercer. Employees might increase by 2 if he moves.
- Art supplies include painting, brushes, canvas (not just tattoos).
- Matt Asselmeier showed a photo of the building including the proposed renovations.
- Window and awning signage very small. No lighting on signs.
- Is in the Appearance Review area as well.
- Mr. Hinkle to buy two buildings including the Bike Brothers (Customer Leather) building next door. There are tenants in the apartments upstairs that will stay.
- Parking? No parking regulations per Mr. Asselmeier. There is a 3-parking garage in the rear.
- Sales tax collected? Yes, selling jewelry for piercings, shirts, glasses, etc. No tax on tattooing.

Those in audience with questions:

- Elizabeth Cardenas – Will the building be restored? Yes, the bricks would be blasted back to the original look. The façade would be redone since the exterior is rotting.
- Monica Bristow asked the total investment? He is working on the financing. The sand blasting would cost \$1.50 per sq ft using a mix with water which would be gentler. The exterior would be done before moving in.

Those in favor:

- Coty ButtryHinkle, Chris' wife, stated they have been in business for 7 to 8 years now and the family has helped the business grow. They are very involved in city events and have seminars, they promote cleanliness, are five-star in Madison County, are CPR certified and have classes always. They live in East Alton but her family owns the car wash behind Fast Eddies.
- Sara McGibany, Executive Director of Alton Main Street, lends her support for this business. It adds a fresh look into the art district.
- Rita Buttry, mother-in-law to Chris Hinkle, has been on the East Alton Zoning Board of Appeals for 22 years. When Chris entered her family, she was not into tattoos. He is a wonderful artist as well and a good asset to the family.
- Christina Favilla supports this business.
- Rob Gold, part time piercer for Mr. Hinkle, stated Mr. Hinkle has a very good reputation.

Insurance was discussed by the commission and Mr. Hinkle. Madison County Health inspects his business every 6 months. Signage was discussed.

Mr. Hinkle has owned his business since 2007 and has never had any problems.

There will be no outside seating.

- Robert Honke, owner of the Honke building, stated the insurance has been discussed for 30 minutes; that is excessive. There are 4 other tattoo parlors in the city and they all have insurance.
- Jean Cousley, 20-year owner of a business on Belle Street, stated the minor details should not overshadow the issue; this building should not be left vacant.

Those in opposition:

- Jeannine Kelly, president of DanMar Enterprises and owner of Alton Plaza, Haagen House, Wedge Bank, just sold the Worlds Fair Building to Chris Velloff, and just purchased the old Alton Pawn Shop and the Talbert Law Office. She helped start Alton Steel in 2003. She stated last year she was ready to sell everything and move out of the city. She stated nothing was happening in Alton. When Chris Velloff bought her building, she decided to invest more in Alton to help turn it around. She is working on some deals right now to revitalize the Broadway corridor including the old Pawn Shop building. She showed the photos of the renovations. She stated she does not oppose of Chris and Coty or their shop, but opposes to opening C-4 up to tattoo parlors in general. If approved, the special use stays with the building. If the tattoo parlor leaves, the special use would stay with the building. Tattoo parlors can locate in C-2 now. Also, if approved, this leaves the C-4 district open. This should be left alone at this time. We also have parking issues, loitering, motorcycle traffic, signage, etc.
- Rick Lauschke asked if the special use stays with the property? Mr. Asselmeier stated yes and explained.
- Robert Honke asked if this set precedent for other C-4 locations? Mr. Asselmeier stated yes.
- Steve Richards had questions on C-4 zoning? Mr. Asselmeier showed the zoning map with C-2 and C-4 districts.
- Orlando Panfile, 2331 Pebble Creek, Board of Directors for Jacoby Art Center, stated the E. Broadway area is going downhill. There should be no tattoo parlor in that area.

Jim Schrempf stated petitions are not appropriate for zoning hearings but are allowed. He advised the commissioners to take the petitions for what they are worth. A petition with 32 signatures was received in favor. Alderman Velloff submitted a letter with two signatures in opposition.

- Dee Kilgo, Jacoby Art Center, stated she has an art background. This area could be like St Charles, but could be discouraged by a tattoo parlor on that corner.
- Gary Doerr asked what was allowed in C-4? Mr. Asselmeier read the permitted uses and the special uses. Mr. Doerr stated some businesses could be offensive are already allowed.
- Mike Kelly, property owner and retired from the Marine Corp, stated we are in an economic decline and he has made a personal investment back into this area. He believes this is a turning point with more buyers coming to Alton. Be careful how we handle things and how we make changes. This would not be a good change at this time.
- Sean Young, a tattoo artist with 24 years experience in this business, stated you need to be able to express yourself.
- Julia Goldberg, piercer, moved 5 hours to learn how to pierce. She does not like how people stereotype artists. She has spent years researching in her art field.

**Motion was made by Anne Doucleff and seconded by John Rain to close the public hearing.**

**Vote was 10 to 0 in favor**

**Motion was made by Bill Stoutenborough and seconded by Barry Clayton to add tattoo parlors (a use within NAICS Code 812199) to list of special uses within the C-4 zoning district.**

**Vote was:**

**4 in favor: Mark Hackworth, Gary Doerr, Todd Harpole, Martha Kane**

**6 in opposition: John Rain, Bill Stoutenborough, Joe Blair, Barry Clayton, Anne Doucleff, Terry Dooley**

Adjourned 2:50 p.m.

Matthew Asselmeier, Deputy Director of Development and Housing, petitioned the Alton City Council for text amendments to the Subdivision Ordinance pertaining to number and form of plats submitted as part of the application procedures as outlined in Title 12, Chapter 2, Section 3 and Title 12, Chapter 2, Section 7 (A).

**Motion was made by Bill Stoutenborough and seconded by Barry Clayton to approve the text amendments to the Subdivision Ordinance pertaining to number and form of plats submitted as part of the application procedures as outlined in Title 12, Chapter 2, Section 3 and Title 12, Chapter 2, Section 7 (A).**

**Vote was 10 to 0 in favor**

Matthew Asselmeier, Deputy Director of Development and Housing, petitioned the Alton City Council for text amendments to the Zoning Ordinance pertaining to the pavement color of handicapped parking spaces as required by the Americans with Disabilities Act and as outlined in Title 11, Chapter 9, Section 4 (D) and Title 11, Chapter 9, Section 6 (B).

**Motion was made by Bill Stoutenborough and seconded by Barry Clayton to approve the text amendments to the Zoning Ordinance pertaining to the pavement color of handicapped parking spaces as required by the Americans with Disabilities Act and as outlined in Title 11, Chapter 9, Section 4 (D) and Title 11, Chapter 9, Section 6 (B).**

**Vote was 10 to 0 in favor**

Attachments

Adjourned 3:00 p.m.