

**PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 12, 2026**

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

Absent: Bechtle.

Also Present: Community Development Director Taylor, Senior Planner Rice, and Planning Technician Filges.

SPEAKERS FROM THE FLOOR:

None.

MINUTES:

Motion to Approve the December 11, 2025, Planning Commission meeting minutes made by Tolliver, seconded by Siekmann.

Vote: All Ayes (5-0).

Motion Approved.

PUBLIC HEARING:

SUP 25-03 Delfina and Tim Kircher (Special Use Permit)

Motion to Open Public Hearing made by Illies, seconded by Siekmann.

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

Community Development Director Taylor presents a request for approval of a Special Use Permit for a home occupation which does not comply with the provisions of Section 17.060.040 – Home Occupations, accessory use. Staff recommends Denial.

Jackstadt asks if there is any history of allowing this. Taylor states no, not that Staff is aware of. Schaus brings attention to the existing dumpster on the property and asks if this is for an additional dumpster. Taylor states no, this is for the existing dumpster that Staff was made aware of last year.

Tim Kircher responds to the podium and is sworn in stating his name and address. He introduces himself and gives a history of his business. He states that the dumpster is vital to his business. It is 400ft off the roadway and tucked behind his garage. He speaks of an issue last year of junk accumulation, but advises it was resolved. He speaks about the noise pollution with the truck picking up the dumpster. He states it takes approximately 5 minutes to pick up the dumpster and does not believe it will be or has been an issue. He speaks about the contents of the dumpster, advising it is not hazardous. He reiterates it is vital for his business.

Illies asks how long he has had the dumpster. Kircher advises approximately 8 years. He states it is emptied approximately once a week during busy season. Illies asks if it is on a pad. Kircher states it is on rock and has not noticed any erosion due to the dumpster. Kircher states that the EPA has considered them compliant as well.

Lynn Condolone responds to the podium and is sworn in stating her name and address. She speaks of her history with Tim Kircher, his integrity, and his business. She states he and his business are indispensable. She states that she feels that the City has an arbitrary enforcement of codes, stating that if the neighbors complain enough, people become a target. She further speaks about her history with the city and code enforcement.

Dorothy Starzyk responds to the podium and is sworn in stating her name and address. She speaks about her visibility of his property during the winter from her screened patio. She states there is a lot of trash outside of the dumpster going down the hill. She states she has lived here for a year and a half and the dumping is very loud.

Wanda Harding responds to the podium and is sworn in stating her name and address. She advises that his property looks like a trash dump. She states that she heard that the City had to make him clean it up. She speaks of her concern of rats. She states she doesn't want anyone to lose their business but has concerns if it gets rezoned.

Leann Weaver responds to the podium and is sworn in stating her name and address. She speaks of her neighborhood and its character. She further speaks about burning on his property and her concerns about what he is burning. Weaver further requests that if Kircher is in compliance with EPA, can he provide records and dates. She speaks of the piles of furniture that is left on the corner to pick up.

Anthony Picatto responds to the podium and is sworn in stating his name and address. He states he has lived there for 71 years, and his property is closest to Kircher's. He speaks of the history of the property. He speaks about the proper way to run a business. Mr. Picatto speaks about the trash on the property and his concerns about the bonfires. He states his main concern is property value of the surrounding properties. Jackstadt and Mr. Picatto speak briefly about the history of the property, including previous owners and previous hobby automotive activities.

Amy Picatto responds to the podium and is sworn in stating her name and address. She states she has lived on Waverly for 45 years. She speaks about the neighborhood and her concerns about the trash polluting the creek. Mrs. Picatto states she welcomed the Kirchers to the neighborhood. She speaks highly of the family.

Tim Kircher then asks if he can speak again and is advised by Jackstadt that rebuttals or not allowed with he public hearing. Jackstadt then introduces two exhibits.

Exhibit A – A letter from Michelle Brown in opposition.

Exhibit B – A letter from Pamela Schwander in opposition.

Delfina Kircher responds to the podium and is sworn in stating her name and address. She states that the items outside yesterday were for the big trash truck. She further advises that the trash dumpster is too far away from any neighbors. Mrs. Kircher advises she keeps her house clean and teaches her children to do the same. She states that this business is their income. They teach their children to work with them. The nice furniture is left out at the street to take, but if not taken by the end of the day, it is moved to the dumpster. She states their business has many customers.

Motion to close Public Hearing made by Siekmann, seconded by Schaus.

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

Illies inquires if the dumpster exists within a shed and all the debris occurs within the shed; would it comply with the home business. Community Development Director Taylor advises this is correct. The dumpster would not need a special use permit if it was enclosed within a structure.

Motion to recommend Approval of the Special Use Permit made by Tolliver, seconded by Illies.
Roll Call Vote: All Nays (0-5). Motion Denied.

RZ 25-12 Hunziker Properties Inc. (Rezoning)

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

Senior Planner Rice presents a request to rezone 709 Rose Avenue from "R-2" One and Two Family Residential to "P-R-2" Planned One and Two Family Residential in order to permit the construction of a duplex. She presents the land use and zoning history of the property, photos of the proposed site, architectural elevations, site plans, floor plans, and surrounding area photos. After presenting the zoning analysis criteria, she advises Staff is recommending Approval.

Commissioner Illies asks the reasoning for intent to revise the future land use map. Senior Planner Rice discusses the reason for recommending approval. She further advises that a site plan will not be returned to Planning Commission if no deviations are requested.

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

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

RZ 26-01 & SP 26-01 Starns Properties, LLC (Master Auto)

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

Senior Planner Rice presents a request to rezone property located at 206 Vandalia Street from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District to permit the use as an automotive repair facility and request for Site Plan approval for a parking lot expansion.

Rice presents a brief background of the business/property. She states the northern portion of the lot will be subdivided from three (3) lots to two (2). The northern portion will remain vacant. The readjustment of the parcel will accommodate the proposed parking lot expansion. It will include 11 new spaces, a dumpster enclosure, stormwater detention, landscaping, and some lighting. The proposal tonight will permit automotive use on lot A, but not lot B. Rice then presents the zoning and future land use map, and the uptown master plan. After reviewing the zoning analysis criteria, Rice advises Staff is recommending Approval of the Rezoning.

Senior Planner Rice presents the proposed Site Plan for the property, showing the dumpster enclosure and the landscape plan.

Michelle Spillers from Oates Associates responds to the podium and is sworn in stating her name and address. Illies asks if it would be burdensome to the project if the area around the rock rain garden were planted with native high moisture plantings, due to its visibility off of Vandalia. Spillers states that the owner may prefer to just have a lawn for mowing, but she is not certain about the preferences of the

maintenance capabilities of the owner. Jackstadt asks if there are any concerns about runoff, due to the steep drop-off to the east. Spiller states that rock garden will cover this.

Illies states he would prefer to have planting around the rock rain garden due to the aesthetic and visibility. A short discussion is had regarding potential requirements for additional landscaping or alternatives to the rain garden's design.

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

Motion to recommend Approval of Rezoning made by Illies, seconded by Siekmann.
Roll Call Vote: All Ayes (5-0). Motion Approved.

Motion to Approve the Site Plan with the condition the owner revised the planting around the rock detention garden aesthetic to be consistent with adjacent rock landscape areas of Uptown.
Motion made by Illies, seconded by Tolliver.
Roll Call Vote: All Ayes (5-0). Motion Approved.

DISCUSSION:

Senior Planner Rice opens a discussion regarding metal building material requirements within the City of Collinsville. She, Staff and the Commissioners discuss types of metal building materials, previous approved businesses with metal building materials, "barndominiums," and metal accessory structures. The Commission discussed areas where metal building materials should be permitted by right, restrictions of certain percentages, and where metal building materials should not be permitted.

STAFF REPORT:

Community Development Director Taylor advises that the Zoning Practice Reports from the previous two (2) months are regarding Zoning Alternatives to Penalizing Homelessness and Sensory Zoning for Neuroinclusive Cities. He introduces Cole Filges as the newest Planning Technician.

COMMENTS FROM COMMISSION MEMBERS:

Commissioner Illies asks when we will be getting a new member. Taylor states Mr. Dow is in the audience and will be seated by the next meeting.

ITEMS FOR THE NEXT AGENDA:

Senior Planner Rice advises the items for the next agenda include:

Mike & Sarah's Produce, 116 N Bluff (Sign Package)
City of Collinsville, 315-317 Bissell (Rezoning)
Multifamily Design Guidelines (Text Amendment)
Data Center Regulations (Discussion)

ADJOURNMENT:

Motion to adjourn made by Illies, seconded by Schaus.

Adjournment at 9:01 pm.