

AGENDA

PLANNING COMMISSION EDWARDSVILLE, KANSAS

May 18, 2016
7:00 p.m.

John Altevogt
Jeff Martinek

Mark Bishop
Bryan Smith
Ralph Eaton

Erin Harves
Tim Sweeten

-
1. Call meeting to order
 2. Minutes from April 20, 2016 Meeting
 3. New Business:
 - a. **Re-Plat PUBLIC HEARING** – 201 North 4th Street (2016-04-FTP) Lois D. Roberts Revocable Trust, Owner / Kevin VanMaele, Selective Site Consultants and Roland McBride, Lovelace Associates, Applicant.
 4. Staff Reports
 - a. Development Updates
 5. Planning Commission Comments
 6. Adjournment

Members Present: John Altevogt, Erin Harves, Jeff Martinek, Ralph Eaton

Staff Present: Dave Knopick, City Planner
Zack Daniel, Assistant to the City Manager/City Clerk

Regular Meeting

The regular meeting was called to order by Chairman Jeff Martinek at 7:00 p.m.

Minutes from March 23, 2016

Commissioner John Altevogt motioned to approve the minutes of March 23, 2016.

Commissioner Ralph Eaton seconded the motion.

The motioned carried 3-0-1, with Commissioner Martinek abstaining

New Business

(a) Re-Plat PUBLIC HEARING – 2525 Midpoint Drive (2016-03-FTP) Doug McWilliams, Herff Jones Inc., Owner / K.C. Brown, Miller Stauch, Applicant

City Planner Dave Knopick gave a brief summary of the item and introduced representatives of the applicants in the audience. Mr. Knopick noted that there this is a development which has occurred over several platted lot lines. As part of the development process, the City is requiring a re-plat to create a single consolidated property. Certain obstacles existed, including easements which ran under existing buildings. A re-plat application was received March 4, 2016 for 15.5 acres located on the east side of Midpoint Drive. Property is to be platted as one lot and is within the I-1 Industrial Non-hazard zoning district and the industrial overlay district. The property owner plans to expand the building and operations per the preliminary and final plans previously reviewed by the Planning Commission, which were approved by the City Council. Approval is recommended with three conditions related to storm water impact on the existing retention pond, correcting typos, and meeting the conditions of the County surveyor.

Chairman Martinek then opened the public hearing. Hearing no comments, Commissioner Eaton made the motion to close the public hearing, which was seconded by Commissioner Altevogt. The motion passed unanimously.

After additional discussion, Commissioner Altevogt made the motion to recommend approval of the re-plat of 2525 Midpoint Drive subject to staff recommendations. Commissioner Eaton seconded. The motion passed unanimously. Mr. Knopick then noted that this item will appear before the City Council at the May 9 meeting.

Old Business

(a) Draft Zoning Ordinance – City of Edwardsville

Mr. Knopick gave a brief overview of the development of the draft zoning ordinance, including the discussion which took place during the March meeting of the group. At that time, the Planning Commission opted to take another month to review the proposed changes. Mr. Knopick also reviewed items related to parking, and noted that he would need to include a definition of “vehicle” in the final version. There was additional clarification regarding the parking items within the proposed ordinance. There was also discussion on telecommunication towers, which recent state legislation limits local authority. Mr. Knopick requested that he be allowed to monitor this area and be able to make changes as necessary in order to avoid conflict with state law.

Commissioner Altevogt made the motion to recommend approval of the draft zoning ordinance with the condition that staff may make changes in order to ensure compliance with state law. Commissioner Harves seconded. The motion passed unanimously.

Staff Reports

Mr. Knopick provided an update on the development in the area of I-70 and 110th.

Planning Commission Comments

There were no additional Planning Commission comments.

Adjournment

Chairman Jeff Martinek adjourned the meeting at 7:46 p.m.

The next meeting is May 18, 2016.

Minutes submitted by Zack Daniel, Assistant to the City Manager/City Clerk



**City of Edwardsville
Staff Analysis Report
Planning Commission May 18, 2016**

Item 3a – **PUBLIC HEARING** Final Plat (Re-plat) 201
North 4th Street. (2016-04-FPT)

General Information

Applicant: (Owner) – Lois D. Roberts Revocable Trust / Kevin VanMaele, Selective Site Consultants and Roland McBride, LoveLace Associates (Applicant)

Location: 201 North 4th Street

Applications: Final Plat (Re-Plat)

Zoning & Overlay: C-2 Commercial Extensive Zoning District / K-32 Overlay District

Existing Land Use: Vacant

Background

On March 28, 2016 the property Owner's agent filed an application for a final plat (re-plat) of approximately 2.045 acres of land located on the northeast corner of 4th Street and Kaw Drive. This property is part of the Edwardsville original town plat. The property is proposed to be platted as 1 lot and is located in the C-2 Commercial Extensive District / K-32 Overlay District.

Currently the site is vacant and zoned for commercial use. Future use of the property is subject to further review and approval for zoning and development compliance per the C-2 district and the site / architectural plan review process in the K-32 Overlay District. Applications for these review processes have not been submitted at the time this report was developed.

Per the City of Edwardsville Subdivision Regulations, the various utility providers in the area, as well as appropriate UG representatives, have been provided copies of the final plat for review and comment. The final plat was also provided to the city consulting engineer for review and comment.

Analysis

The final plat application materials have been reviewed by the city planning and engineering consultants for conformance with the requirements of the Subdivision Regulations and other applicable polices and plans. As noted previously, the submitted final plat was also sent to the various utility providers and County surveyor for comment.

This replat would vacate a 16 foot alley easement running north – south through the property, consolidate 11 lots or portions thereof into 1 lot, and incorporates a previously vacated portion of the 5th Street rights-of-way.

The review comments regarding the final plat were provided to the applicant on April 19, 2016. These comments were primarily technical in nature. The revised final plat submittal, dated April 28, 2016, has addressed these items.

Recommendation

Planning Commission to conduct public hearing to receive and consider public comment regarding this final plat / re-plat request.

In regard to a final plat, Article IV Section 13 of the City of Edwardsville Subdivision Regulations state:

The Planning Commission shall approve a final plat if it is:

- 1. Substantially the same as the approved preliminary plat;*
- 2. There has been compliance with all conditions, restrictions and requirements of this ordinance and all other applicable ordinances of the City;*
- 3. There has been compliance with any conditions that may have been attached to the approval of the preliminary plat.*

In light of the analysis and consideration of the standards for Planning Commission approval provided above, staff recommends approval of the final plat / re-plat with the following conditions:

1. Clean-up of any general typographical errors.
2. Meet the submittal and filing requirements of the County Surveyor.

If approved by the Planning Commission, this plat will be forwarded to the City Council for approval and acceptance of public rights-of-way, easements and dedications.

Attachments

- Property Location Map
- Application Material: Final Plat / Re-plat Materials

General Location Map 201 North 4th Street Re-Plat

Case # 2016-04-FPT
May 18, 2016



