

AGENDA
BOARD OF ZONING APPEALS AND PLANNING COMMISSION
EDWARDSVILLE, KANSAS

January 20, 2021
Regular Meeting 7:00 p.m.

	John Altevogt	Mark Bishop	Erin Harves
Bryan Smith	Tim Sweeten	Greg Scott	Robert Niffen

1. Call meeting to order
2. Minutes from November 18, 2020 Meeting
3. New Business:
 - a. **Officer Election** – Chair / Vice Chair / Secretary
 - b. **Review** – Roles / Responsibilities / Power / Duties
 - c. **2021 Planning Forecast** – Review 2021 Calendar / Comprehensive Plan Review & Adoption / Subdivision Ordinance Update
4. Staff Reports
 - a. Development Updates
5. Planning Commission Comments
6. Adjournment

MINUTES November 18, 2020

Members Present: Robert Niffen, Greg Scott, John Altevogt, Bryan Smith, Erin Harves

Staff Present: Dave Knopick, City Planner
Michael Webb, City Manager
Katie Ross, Administrative Specialist for Planning Services

PLANNING COMMISSION

The regular meeting was called to order by Vice Chairman Scott at 7:03 p.m.

Minutes from October 21, 2020

Commissioner Altevogt made the motion to amend the minutes to show Chairman Bishop did not cast a vote for the rejection of Item 3b. The record should reflect a 2-2 vote. Commissioner Niffen seconded the motion, which passed 4-0 (Bryan Smith abstained from the vote as he was not at the October meeting).

New Business

Item 3 a. Rezoning, Preliminary Development Plan / Final Development Plan and Replat / Final Plat Public Hearing – 9120 / 9134 Woodend (2020-07-Z; 08-PPN / FPN; 09-FPT) – On The Go Edwardsville LLC & My Store III LLC (Owner) / Phelps Engineering (Applicant)

City Planner Dave Knopick introduced this item. Currently there are three parcels which they would like to condense into two parcels. These two parcels would share a driveway and have easements. The property is currently zoned C2. The property owner is requesting a rezoning to allow for a truck wash on the vacant parcel between FedEx and the current On The Go store. The design review committee has reviewed the plans, made their comments, and revised plans have been submitted. The applicant is requesting three deviations relating to set backs, lot coverage, and allowance for a larger access drive.

Vice Chairman Scott made a motion to open the public hearing, which Commissioner Altevogt seconded. The motion passed 5-0.

Daniel Finn with Phelps Engineering took the podium to discuss the project. He discussed how they have worked with City staff to make the drive entrance work. The truck wash should capture their current clients. It provides an extra services that their clients need, as many of them are required to wash out their trucks. He discussed their plan for traffic, including adding a right turn lane. Daniel also talked about their storm water plans and the extra parking the project proposes.

Vice Chairman Scott asked if there would be an east bound lane which City Manager Michael Webb answered that there would be.

City Planner Dave Knopick commented that there would be a dedicated left/east lane.

City Manager Michael Webb spoke about the challenges regarding the entrance/exit due to the way the road shifts.

Vice Chairman Scott commented on his concerns of additional truck traffic.

City Manager Michael Webb mentioned that staff had requested a traffic study.

Daniel Finn stated that the traffic study was done. That there would be a small increase to traffic, but the truck wash would mostly capture current clients.

City Planner Dave Knopick discussed the initial concerns regarding the entrance with all the movement nearby. Those turn lanes will be subject to KDOT and City review.

Commissioner Smith questioned if there would be curb and gutter, and asked the reason for the deviations. The applicant responded that the deviation would allow for an additional nine trailers at the back of the property.

City Planner Dave Knopick commented on how storm water influences the open space. Something similar was done at the DOT Foods site. Michael Webb added that the applicant originally wanted fourteen additional spaces. The City had reduced it to nine and moved it to the back of the property due to the driveway scenario. Dave Knopick mentioned that staff was looking at the project as a whole and this gave better overall flow.

Vice Chairman Scott made a motion to close the public hearing, which Commissioner Niffen seconded. The motion passed 5-0.

City Planner Dave Knopick discussed the zoning change from C2 to I1 and the eight conditions that would go with that change.

Vice Chairman Scott made a motion to approve the rezoning, which Commissioner Smith seconded. The motion passed 5-0.

Commissioner Altevogt made a motion to approve the Preliminary Development Plan, which Commissioner Smith seconded. The motion passed 5-0.

Commissioner Altevogt made a motion to approve the Final Development Plan subject to the eight conditions listed by staff. Commissioner Niffen seconded the motion, which passed 5-0.

Commissioner Scott made the motion to approve the Final Plat subject to the four conditions listed by staff. Commissioner Altevogt seconded the motion, which passed 5-0.

Item 3 b. Revised Final Development Plan Extension Request– 9911 Woodend Rd. (2019-03-FPN) – Fastenal Company (Owner 9911 Woodend Rd.) / Austin Kearby, Anchor Construction (Applicant)

City Planner Dave Knopick introduced this item. Fastenal has applied to extend their 12-month period for an additional 12 months. The same conditions would apply, it would just extend the time period.

The applicant, Austin Kerby with Anchor Construction, took the podium to discuss the extension. It was not their intent to come back and ask for an extension, but with the uncertainty of last year with COVID, it has impacted their planning for the future. The applicant also discussed the scale that was put in.

Commissioner Altevogt made a motion to approve the extension with existing conditions, which Commissioner Niffen seconded. The motion passed 5-0.

Item 3 c. 2021 Planning Commission Schedule

Chairman Scott made a motion to approve Planning Commission schedule for 2021. Commissioner Altevogt seconded the motion. The motion passed 5-0.

Staff Reports

City Manager Michael Webb discussed the Riverview Crossroad Project and the clearing of the area.

Adjournment

Commissioner Niffen made the motion to adjourn the meeting, which Commissioner Scott seconded. The motion passed 5-0.

Minutes submitted by Katie Ross, Administrative Specialist.

Planning Commission Calendar 2021

Pre-App Meeting		Application Deadline		Application Distributed		Public Notice Developed		DRC Meeting		Comments to Applicant		Public Notice Published / Posted		Applicant Resubmittal		Staff Review Comments		Staff Report PC Packets		Planning Meeting		City Council Meeting	
2 Weeks Prior to Application		1st Monday		For staff and DRC Review		For Letter / Sign / Newspaper		as necessary (prior to / on date shown)		Review comments from staff and DRC		At least 20 days prior to PC Mtg		Applicant Response/Revision		Thursday before PC Mtg		3 rd Wednesday of Month		2 nd Monday of Month After PC MTG			
DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE	
Nov	23	Dec	7	Dec	11	Dec	18	Dec	22	Dec	24	Dec	24	Dec	31	Jan	8	Jan	14	Jan	20	Feb	8
Dec	21	Jan	4	Jan	8	Jan	15	Jan	19	Jan	21	Jan	21	Jan	28	Feb	5	Feb	11	Feb	17	Mar	8
Jan	18	Feb	1	Feb	5	Feb	12	Feb	16	Feb	18	Feb	18	Feb	25	Mar	5	Mar	11	Mar	17	Apr	12
Feb	15	Mar	1	Mar	5	Mar	12	Mar	16	Mar	18	Mar	18	Mar	25	Apr	2	Apr	15	Apr	21	May	10
Mar	22	Apr	5	Apr	9	Apr	16	Apr	20	Apr	22	Apr	22	Apr	29	May	7	May	13	May	19	Jun	14
Apr	19	May	3	May	7	May	14	May	18	May	20	May	20	May	27	Jun	4	Jun	10	Jun	16	Jul	12
May	24	Jun	7	Jun	11	Jun	18	Jun	22	Jun	24	Jun	24	Jul	1	Jul	9	Jul	15	Jul	21	Aug	9
Jun	21	Jul	5	Jul	9	Jul	16	Jul	20	Jul	22	Jul	22	Jul	29	Aug	6	Aug	12	Aug	18	Sept	13
Jul	19	Aug	2	Aug	6	Aug	13	Aug	17	Aug	19	Aug	19	Aug	26	Sep	3	Sep	9	Sep	15	Oct	11
Aug	23	Sept	6*	Sept	10	Sept	17	Sept	21	Sept	23	Sept	23	Sept	30	Oct	8	Oct	14	Oct	20	Nov	8
Sept	20	Oct	4	Oct	8	Oct	15	Oct	19	Oct	21	Oct	21	Oct	28	Nov	5	Nov	11	Nov	17	Dec	13
Oct	18	Nov	1	Nov	5	Nov	12	Nov	16	Nov	18	Nov	18	Nov	25*	Dec	3	Dec	16	Dec	22	Jan	10

NOTE: The Edwardsville Planning Commission also serves as the Board of Zoning Appeals (BZA); BZA meetings will occur on Planning Commission meeting dates and are scheduled as needed.

* - Dates associated with recognized holidays are subject to adjustment.