

**EDWARDSVILLE PLANNING COMMISSION**  
EDWARDSVILLE CITY HALL COUNCIL CHAMBERS  
690 SOUTH 4<sup>TH</sup> STREET P O BOX 13738  
EDWARDSVILLE, KANSAS 66113

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**MINUTES January 20, 2016**

**Members Present:** John Altevogt, Jeff Martinek, Bryan Smith, Erin Harves, Tim Sweeten, Mark Bishop, Ralph Eaton

**Staff Present:** Dave Knopick, City Planner  
Michael Webb, City Manager  
Zack Daniel, Assistant to the City Manager/City Clerk  
Tim Whitham, Fire Chief

**Regular Meeting**

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

**Minutes from November 18, 2015**

Commissioner John Altevogt motioned to approve the minutes November 18, 2015.

Commissioner Jeff Martinek seconded the motion.

The motioned carried 7-0

**New Business**

**(a) Preliminary/Final Plan – 2647 S. 96<sup>th</sup> St. (2015-07-PPN / 216-08-FPN); INX International Ink Company, Owner / Brian Hill, MKEC Engineering, Inc. Applicant\***

*\*Commissioner Tim Sweeten abstained from all votes involving the INX expansion due to a preexisting relationship with Kessinger & Hunter*

City Planner Dave Knopick reviewed the agenda memo for this item and explained that, due to the nature of the project, both the final plan and preliminary plan will be discussed simultaneously. The initial plan submitted by the applicant is considered the preliminary plan while the revised version with notes from staff incorporated is considered the final plan. Action will require two separate motions.

Construction Manager/Developer Dan Jenson from Kessinger & Hunter gave a brief history of INX in the City of Edwardsville. He introduced Brian Hill from the design firm to go over the details of the plans. Mr. Hill provided a general overview of the proposed improvements. Chairman Martinek asked for clarification on potential fire service issues. Fire Chief Tim Whitham stated that the current plans allow for the necessary fire protection.

City Manager Michael Webb clarified the voting procedure for this item. Commissioner Altevogt made the motion to recommend the approval of the preliminary plan. Commissioner Bishop seconded. The motion passed 6-0

Commissioner Altevogt made the motion to recommend approval of the final plan. Commissioner Eaton seconded. The motion passed 6-0.

**(b) Public Hearing – Final Plat (Re-Plat) - 2647 S. 96<sup>th</sup> St. (2015-09FPT); INX International Ink Company, Owner / Brian Hill, MKEC, Engineering, Inc., Applicant\***

Chairman Martinek opened the public hearing for the final plat for INX. Mr. Knopick provided the background of what is essentially a re-platting process. There were no public comments for this item. Commissioner Altevogt made the motion to close the public hearing. Chairman Martinek seconded. The motion passed 6-0.

Commissioner Altevogt made the motion to recommend approval of the the final plat. Commissioner Bishop seconded. The motion passed 6-0. Mr. Knopick explained hthat both items related to this development will appear before the City Council on February 8.

**(c) Preliminary Plan – Village South – 323 / 325 North 110<sup>th</sup> St. (2015-11-PPN); Big House Investments, LLC and BC Enterprise Investors LLC, Owner(s) / Korb Maxwell, Polsinelli, Applicant**

Mr. Knopick briefly explained the development, plan submission/review process, and provided a brief overview of development and requirements associated with the next agenda item, a proposed rezoning for a portion of the development. He also explained that the Riverview Overlay district triggers the preliminary plan process. He then explained that three jurisdictions (KDOT, Wyandotte County UG, and the City of Edwardsville) will need to be included in final plan development due to traffic concerns which affect the area. Additionally, the issue of sewer provision still needs to be finalized. He then turned over the presentation to Korb Maxwell, who represents the developers on behalf of Big House Investments.

Mr. Maxwell provided an overview of the proposed development, stating that he would use his presentation to cover both the proposed preliminary plan and rezoning item. The property owner intends to develop two hotels (185 rooms in total) with a restaurant and 12,000 sq. ft. of conference/meeting room spaces on approximately 7.46 acres. In addition 31,250 sq. ft. of convenience/fast food/retail would be developed on 4.89 acres and 252 apartments with accessories would be developed on 10.37 acres. Currently, the entire site is zoned C-2, but the 10.37 acres needs to be rezoned R-3 to allow for multi-family dwellings.

Mr. Maxwell explained that both Holiday Inn and La Quinta have committed to being a part of the development. These hotels, in addition to the meeting space, would target business visitors. He stressed that the apartments that are a part of the plans are for market rate, class-A apartments and not meant for section 8 or low-income housing. Mr. Maxwell presented a preliminary map of the area with the proposed developments, including the 25,000 sq. ft. destination retail area that will have an automotive focus. A consistent look for the commercial aspects of the development will be part of the design

characteristics. Mr. Maxwell stressed that retail and residential belong together for development purposes and cited several examples of such in the greater Kansas City area. Finally, Mr. Maxwell explained that the developers are able to comply with all of the conditions outlined in the staff report.

Commissioner Altevogt asked if the rental market is at risk for being flooded with this development. Mr. Maxwell responded that trends are showing that the rental market is strong and that there will be a need to answer that demand. Commissioner Altevogt asked about sewers in the area, which Mr. Maxwell responded that without sewers there is no development but that he is excited to work with the City Council on options for this in the future. City Manager Michael Webb confirmed that the most cost effective way to provide sewer at this point is to connect across I-70.

Commissioner Smith brought up some traffic concerns in the area immediately outside of the development. Mr. Maxwell briefly explained the planning process with regards to traffic and agreed that more work will need to be done looking into the issue. Mr. Maxwell also outlined the improvements that would be made to the 110<sup>th</sup> St. area and informed that the traffic study to be further considered by staff of the UG, KDOT, and Edwardsville with the applicant's consultants will guide the final shape of the improvements. Commissioner Sweeten asked if this will be a phased development, which Mr. Maxwell explained that the goal is to accomplish the entire development in one phase.

Mr. Knopick explained the 2-year sunset clause that is an ordinance requirement within the Riverview Overlay district. The governing body could extend this for a period of 12 months if the applicant presented adequate information as to the reasoning behind the extension. Mr. Webb also noted that a development agreement is required prior to final plan approval.

Chairman Martinek moved to recommend approval of the preliminary plans subject to the conditions outlined in the agenda memo. Commissioner Harves seconded. The motion passed 6-1, with Commissioner Sweeten in opposition.

**(d) Public Hearing – Rezoning – 323 / 325 North 110<sup>th</sup> St. (2015-10-Z); Big House Investments, LLC and BC Enterprise Investors LLC, Owner(s) / Korb Maxwell, Polsinelli, Applicant**

Mr. Knopick explained the public hearing process required as part of the rezoning process. He also reaffirmed that the Riverview Overlay district guidelines will still be in effect no matter the results of the public hearing/rezoning process. Commissioner Martinek opened the public hearing. Gary Carpenter (11030 Riverview Dr.) spoke in opposition of the rezoning. Mr. Carpenter believes rezoning will lead to adverse traffic conditions and will ultimately lead to more apartment development rather than commercial development. Heinz Rodgers (650 Edwardsville Dr.) supported the rezoning and believes that is in keeping with the City's comprehensive Plan. He did inquire about reversionary zoning if the project does not develop. Mr. Knopick noted zoning is tied to

the site plan which leads to revisionary zoning if the project does not develop. In response to a question from Commissioner Harves, Mr. Maxwell responded that there is no development without the apartment complex. Laura Birch (101 S. 118<sup>th</sup> St.) presented general questions about the nature of the public improvements and who would pay for them. She also expressed concerns over increased traffic. Robert Niffen (10323 Richland Dr.) supported the rezoning indicating that it meant additional revenue for the City that can add to current and future service. He also believes it will provide added convenience to residents. Scott Bennet (311 S. 110<sup>th</sup> St.) generally supported the rezoning but had concerns about traffic impacts south of the site. Mr. Maxwell commented that value is being created for the community and commercial development is a near certainty for the area. Commissioner Altevogt moved to close the public hearing, which Commissioner Smith seconded. The motion passed 7-0.

Commissioner Altevogt made the motion to recommend approval of the preliminary plan subject to the conditions in the staff report. Chairman Martinek seconded. The motion passed 6-1, with Commissioner Sweeten in opposition. Mr. Knopick explained that both items related to this development will appear before the City Council February 8.

## **Staff Reports**

### **(a) Development Updates**

The K-32 corridor re-development study continues to move forward with a public meeting scheduled in Edwardsville on January 27. Staff is planning on having a public hearing on the new draft zoning ordinance as part of the March planning commission meeting agenda.

Mr. Webb announced that Zumez, which operates out of a portion of the Fastenal building, will be terminating its local operation due to a change in their business model. However, Fastenal will now be using the remaining space. Also, staff is still waiting on building plans for Plaza West II.

### **(b) Planning Commission terms and (re)appointments**

Mr. Knopick reminded the group that Commissioner Eaton and Commissioner Smith will need to be reappointed (if willing) and new officers need to be selected. Commissioner Altevogt made a motion to retain the current leadership structure of the Commission. Commissioner Harves seconded. The vote passed 7-0 retaining Jeff Martinek as the Chairperson, Bryan Smith as the Vice Chairperson, and Erin Harves as Secretary.

### **(c) North End Sewer Update**

Commissioner Altevogt invited City Councilmember Chuck Adams to provide an update on the process behind finalizing sewer discussions. Councilmember Adams gave a brief history of the developments which have led to this point as well as the options going forward. Mr. Webb also clarified the costs associated with the various options.

## **Planning Commission Comments**

Commissioner Altevogt made a motion to draft an official advisory statement from the Planning Commission to the City Council advocating implementation of the LTC sewer connection. Commissioner Smith seconded. The motion passed 7-0.

### **Adjournment**

Chairman Jeff Martinek adjourned the meeting at 9:50 p.m.

The next meeting is February 17, 2016.

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