

Members Present: John Altevogt, Bryan Smith, Erin Harves, Mark Bishop

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

Regular Meeting

The regular meeting was called to order by Vice Chairman Bryan Smith at 7:00 p.m.

Minutes from February 17, 2016

Commissioner John Altevogt motioned to approve the minutes of February 17, 2016.

Commissioner Mark Bishop seconded the motion.

The motioned carried 4-0

New Business

(a) Preliminary Plan/Final Plan – 2525 Midpoint Drive (2016-01-PPN/2016-02-FPN); Doug McWilliams, Herff Jones Inc., Owner / K.C. Brown, Miller-Stauch, Applicant

City Planner explained that there will be no public hearing on this item, but it does require two votes (one for the preliminary plan and one for the final plan). The item pertains to a proposed expansion of the Herff Jones facility of 48,081 square feet. Due to the fact that the property is in the Industrial Overlay District, the development is subject to architectural and site design plan review. After review by the Design Review Committee, the applicant resubmitted revised plans. In general, the comments that were provided were minor, with the major concern being related to storm water drainage retention. There was some concern from the City's standpoint on potential siltation issues. The applicant has since investigated these claims, a report on which will be furnished to City staff in the next few days. The City is also recommending waiving the requirement for a public sidewalk. Mr. Knopick reviewed the timeline going forward regarding this item. Staff is recommending that the Planning Commission recommend approval of both submitted plans with the condition that the property be re-platted prior to issuance of a Certificate of Occupancy and verification of the proper handling of storm water drainage. Mr. Knopick introduced Clint Loumaster of George Butler and Associates, the civil engineer on the project, who is available for questions.

Commissioner Altevogt made the motion to recommend approval of the preliminary plan, which Commissioner Harves seconded. The motion passed 4-0.

Commissioner Altevogt made the motion to recommend approval of the final plan, contingent on the conditions outlined in the staff report, which Commissioner Bishop seconded. The motion passed 4-0.

Mr. Knopick stated that these items will appear before the City Council on April 11, 2016.

(b) PUBLIC HEARING – Draft Zoning Ordinance; City of Edwardsville

Mr. Knopick noted that this item requires a public hearing, a public notice of which was published in the Wyandotte Echo. Mr. Knopick stated that everything that involves a proposed change to the zoning ordinance has been highlighted in red. Before discussion could begin, Commissioner Altevogt asked on the planning status of the Bush property given the recent rezoning of adjacent property. Mr. Knopick noted that the comprehensive plan is still the official plan for the City and any future staff reports related to rezoning or other development plans will reflect what the comprehensive plan states in regard to the desired development along K-32 in this area.

Mr. Knopick provided an overview of the proposed changes, all of which are noted in red in the attached draft of the zoning ordinance. He also noted that this ordinance is meant to adopt the City's official zoning map to date and to eliminate conflicts regarding current versions of the map. Mr. Knopick referred the group to the panel maps located in the back of the draft ordinance. Only one map change was brought forward by staff at this time. The purpose of the change was to better address current non-conformance issues in the vicinity of High Street. In addition to regulatory updating and definitional clarification the proposed ordinance also defines the role of the Planning Commission with regards to the development review process and the public hearing process, as well as it designating the Planning Commission to serve as the Board of Zoning Appeals in the future.

After additional review of the draft ordinance, Commissioner Bishop made the motion to open the public hearing, which Commissioner Harves seconded. The motion passed 4-0. There were no comments from the public. Commissioner Altevogt then moved to close the public hearing, which was seconded by Commissioner Harves. The motion passed 4-0.

Mr. Knopick reviewed the voting options available to the Planning Commission. Commissioner Altevogt made the recommendation to continue review of the draft ordinance for a recommendation vote at the April 20 meeting. Mr. Webb noted that the format and codification of the document may change by the time it is before the City Council.

Staff Reports

Planning Commission Comments

There were no additional staff reports or Planning Commission comments.

Adjournment

Vice Chairman Bryan Smith adjourned the meeting at 8:26 p.m.

The next meeting is April 20, 2016.

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