

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