

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

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 Chairman Jeff Martinek at 7:05 p.m.

Minutes from April 20, 2016

Commissioner John Altevogt motioned to approve the minutes of April 20, 2016.

Commissioner Ralph Eaton seconded the motion.

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

New Business

(a) Re-Plat PUBLIC HEARING – 201 N. 4th St. (2016-04-FTP) Lois D. Roberts Revocable Trust, Owner/Kevin VanMaele, Selective Site Consultants and Roland McBride, Lovelace Associates, Applicant

City Planner Dave Knopick gave a brief summary of the item and introduced representatives of the applicants in the audience. He noted the property is zoned C-2 Commercial and was formerly in the K-32 Overlay District. The property owner's agent filed a re-plat application for approximately 2.045 acres of land. The proposal will plat the area as a single lot. The recommendation of staff is supports approval of the plat contingent on meeting the conditions outlined in the staff report and an additional condition to address potential easements along 4th Street and High Street to accommodate in place utilities and potential sidewalk provision. At this point Commissioner Eaton made the motion to open the public hearing. Commissioner Altevogt seconded the motion, which passed unanimously.

Helen B. Shore, 208 N. 4th St., asked who the applicant was for the zoning change. Mr. Knopick corrected her that there is no zoning change being considered as part of tonight's meeting, but that the application is from owner Lois D. Roberts Revocable Trust and her representatives.

Gary Green, 210 N. 4th, asked what the tax implications are associated with the re-plat. The City Manager noted that a tax parcel can be made up of multiple lots. Mr. Knopick also noted that a tax check is conducted at the County level when a plat is filed. Commissioner Altevogt confirmed that the County currently considers the whole area a single taxing entity.

Renee Braun, 204 N. 4th St., asked what was going in this area that is requiring the re-plat. Mr. Knopick noted that there is no official application for the area's future use. Anything that would go on this property would need go through a plan review process and necessitate a public hearing. Ms. Braun also stated she would have liked to receive a letter about this development, which Mr. Knopick noted that notices are required for property owners within 200 ft. and were sent out as required.

Suzy Green, 210 N. 4th St., asked if there was a limit on how many times a piece of property could be re-platted. Mr. Knopick noted that there is no statutory limit associated with the amount of time a property could be re-platted.

Monte Drennon, 403 High St., stated that he filed a protest petition when this property was originally re-zoned. He believed that action necessitated a "super vote", meaning the majority of the elected body, in order to pass. He said he does not recall any super vote being taken and was surprised that the area was zoned commercial. He asked staff to please review the history of this area and provide information on the status of that protest petition and how it eventually was rezoned. After providing some more details, Mr. Knopick asked that Mr. Drennon stay after the meeting to provide contact information. Mr. Drennon also asked that he be provided a list of allowable uses on C-2 zoned properties.

Gary Green took the podium a second time and thanked the staff and the Commissioners for providing the information at the evening's meeting.

Monte Drennon returned to the podium asking about easements and points of entrance into the area. Mr. Knopick answered that any potential development in the area would need to meet the applicable design requirements and go through the development plan review / public hearing process. It would be up to the developer to provide documentation that it could accommodate / address traffic in the area.

Hearing no further public comments, Commissioner Harves moved to close the public hearing. Commissioner Eaton seconded the motion, which passed unanimously. Mr. Knopick reiterated that the action of the Planning Commission at this meeting has nothing to do with the zoning of the property. It is simply a consolidation of multiple lots into a single parcel. He did state that staff will review the zoning history of the area in order to answer resident questions. Commissioner Sweeten then confirmed the conditions, to which Mr. Knopick added a condition related to possible adjustments of easements/rights-of-way based on conditions related to existing utility location.

Commissioner Sweeten made the motion to recommend approval to the City Council the re-plat of 201 N. 4th St. with the conditions detailed by staff. Commissioner Harves seconded the motion, which passed unanimously. Mr. Knopick stated the item will appear before the City Council at their June 13 meeting.

Staff Reports

Mr. Knopick noted that the City Council adopted the Zoning Ordinance at a previous meeting and staff is working on getting the whole of the ordinance online. Mr. Webb noted that there were minor edits made to a mathematical error in one section, minimum square feet in mobile homes, and removing language related to extended family dwellings. Mr. Knopick also noted that the Herff Jones expansion is progressing and INX is still awaiting corporate approval to finalize their expansion. Mr. Knopick and Mr. Webb also provided updates on the Village South at Edwardsville, which the City Council will consider a resolution to hold a public hearing on a redevelopment district associated with the development. If all things progress, the Planning Commission will review a TIF plan for conformance with the comprehensive plan at the July meeting.

Planning Commission Comments

Commissioner Altevogt corrected an earlier comment he made, stating that the County lists the 201 N. 4th St. area as two parcels and not one.

Adjournment

Chairman Jeff Martinek adjourned the meeting at 8:27 p.m.

The next scheduled meeting is June 15, 2016.

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