

MINUTES August 17, 2016

Members Present: John Altevogt, Erin Harves, Jeff Martinek, Mark Bishop, 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 7:04 p.m.

Minutes from April 20, 2016

Commissioner Altevogt motioned to approve the minutes of May 18, 2016.

Commissioner Harves seconded the motion.

The motioned carried 5-0

New Business

(a) Re-Plat PUBLIC HEARING – 213 S. 5th St. (2016-05-FTP) Wayne & Julie Burnett – Owner/Applicant

Dave Knopick, City Planner, reviewed the history of this property. He noted that the site is currently vacant and zoned for residential use and that future use would be subject to compliance with R-2 regulations. The staff recommendations are technical in nature and relate to correcting general typos as well as meeting the submittal and filing requirements of the County surveyor.

Chairman Martinek then opened the public hearing. Wayne Burnett, owner and applicant, reviewed his intentions for the property. Hearing no other comments, Commissioner Altevogt made the motion to close the public hearing, which was seconded by Commissioner Eaton. The motion passed unanimously.

Commissioner Altevogt made the motion to recommend approval of the re-plat of 213 S. 5th St. subject to staff recommendations. Commissioner Harves seconded. The motion passed unanimously. Mr. Knopick then noted that this item will appear before the City Council at their September 12 meeting.

(b) Tri-City Multimodal Redevelopment Plan Presentation

Note: This item was actually discussed after Item 3(c)

Mr. Knopick introduced this topic and briefly reviewed its history. He then introduced Triveece Penelton from the Vireo planning group who spoke in greater detail about the plan's formation and planning process to this point. Ms. Penelton

highlighted the corridor vision that had been developed as a result of the community engagement, as well as the top priorities including redevelopment, transportation options, parks and greenways, place-making, and methods to finance improvements. Ms. Penelton also spent time focusing on the areas of Edwardsville that would be most impacted by the plan which is primarily the 4th St. & K-32 intersection

Commissioner Bishop brought up several potential issues regarding future use of K-32 as it relates to truck traffic. Ms. Penelton reiterated that any future planning efforts would require additional studies, including a potential traffic study along the corridor.

Commissioner Altevogt then inquired on the status of the proposed Quiet Zones in Edwardsville and how they related to this plan. City Manager Michael Webb noted that the Quiet Zone Study was a required aspect of this planning process and stated that a presentation regarding the Quiet Zones had been made to the City Council earlier in the year. The cost of the devices have so far been the largest barrier to moving forward, but there have been discussions related to quiet zones being part of future commercial developments, particularly near the concrete plant.

After additional discussion, Commissioner Altevogt made the motion to recommend acceptance of the Tri-City Multimodal Redevelopment Plan to the City Council as presented in fulfillment of the project scope and deliverables per the project contract. Commissioner Eaton seconded the motion, which passed unanimously. Mr. Knopick noted that this item will appear before the City Council on September 26, 2016

(c) Village South at Edwardsville – TIF Plan Review

Note: This item was presented prior to the presentation of item 3(b)

Mr. Webb briefly reviewed this item and its history. Mr. Webb also noted that there were representatives present from the developer's group in case they were needed to answer questions. The purpose of tonight's action would be to affirm that the TIF Plan as presented is consistent with the City's current Comprehensive Plan for Development.

Mr. Webb reviewed the aspects of the development as they have been presented. Mr. Knopick summarized the recommended staff action and how it related to the project moving forward.

Commissioner Harves moved to find this project to be consistent with the Comprehensive Plan for the City of Edwardsville and approved the resolution to that effect. Commissioner Altevogt seconded the motion which passed unanimously.

Staff Reports

Mr. Webb updated the group on recent activity related to the Village South at Edwardsville project and the next steps as a result of the action of tonight's meeting.

Planning Commission Comments

Commissioner Harves asked about recent activity she has noticed on the property located at 9775 Swartz. Mr. Webb confirmed that staff is aware of these issues, primarily the storing of significant commercial property on the premises, and that procedures are in place to deal with the situation.

Adjournment

Chairman Jeff Martinek adjourned the meeting at 8:33 p.m.

The next scheduled meeting is September 21, 2016.

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