

EDWARDSVILLE PLANNING COMMISSION
EDWARDSVILLE CITY HALL COUNCIL CHAMBERS
690 SOUTH 4TH STREET P O BOX 13738
EDWARDSVILLE, KANSAS 66113

MINUTES September 21, 2016

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

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 7:05 p.m.

Minutes from April 20, 2016

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

Commissioner Eaton seconded the motion.

The motioned carried 7-0

New Business

(a) Preliminary and Final Development Plan – PUBLIC HEARING – 9154 Woodend Rd. (2016-06 PPN/2016-07 FPN) Woodend Holdings, LLC – Owner/Kaster Architects, Inc. – Applicant

(b) Re-Plar – PUBLIC HEARING – 9154 Woodend Rd. (2016-08-FPT) Woodend Holdings, LLC – Owner/Story Surveyors - Applicant

City Planner Dave Knopick summarized the two items as well as introduced representatives of the applicants who were in attendance. The items will be discussed in tandem as they are related to the same property. Commissioner Bishop made the motion to open the public hearing and Commissioner Altevogt seconded the motion. The motion carried with a unanimous vote. Mr. Knopick reviewed the scope of the proposed expansion as well as the Design Review Committee's comments. The revised plan based on these comments represent the final development plan. There was some discussion related to fire preparedness in the building. Mr. Knopick then reviewed the conditions for both the preliminary plan and the final plan. The appearance of the front of the buildings, including aesthetics of the bump-outs, were also discussed.

Commissioner Sweeten made the motion to recommend approval of the preliminary plan with the conditions set forth in the staff report. Chairmen Martinek seconded the motion. The motion passed unanimously.

Chairman Martinek made the motion to accept the final plan with the conditions set forth in the staff report. Commissioner Bishop seconded the motion. The motion passed unanimously.

Mr. Knopick then reviewed the final plat application, noting that the necessary utility providers and UG representatives have received copies of the proposed plat. Mr. Knopick also reviewed the subdivision regulations related to the application. The conditions for approval which staff recommended were largely perfunctory and involve cleaning up typos and meeting UG filing requirements.

Commissioner Sweeten made the motion to recommend approval of the final plat with the staff recommendations. Chairman Martinek seconded the motion. The motion passed unanimously.

Mr. Knopick noted that these items would be before City Council at the October 10, 2016 meeting.

Commissioner Bishop made the motion to close the public hearing. Commissioner Harves seconded the motion. The motion passed unanimously.

(c) Preliminary Plan and Special Use Permit – PUBLIC HEARING – 201 N. 4thSt. (2016-09 PPN/2016-10 SUP) – Lois Roberts, Owner/Selective Site Consultants Applicant

Mr. Knopick introduced Justin Anderson, who represents Selective Site Consultants and Ms. Roberts. Mr. Anderson made a presentation wherein he detailed the site design process including landscaping and access. He pointed out that there were no collocation opportunities in the proposed coverage area that could replace the proposed cell tower. Mr. Anderson reviewed coverage information and pointed out the nearest sites. He showed map that displayed the existing LTE coverage the area and how that would be improved with the new tower. Finally, he provided photo simulations of what the site would look like.

Several Commissioners pressed Mr. Anderson on why the site in question was selected. Mr. Anderson responded that the proposed site offered the best coverage opportunities in the area, including several of the sites asked about by Commissioners. There was also discussion related to the tower's potential effect on future development in the northeast corner of K-32 & 4th St. Commissioner Smith then made the motion to open the public hearing. Commissioner Eaton seconded the motion, which passed unanimously.

John Williamson, local business owner, expressed dissatisfaction with the site selection. Mr. Williamson stated that there were other sites in town that would not be as visible as what is proposed.

Joey Woodbury, 717 N. 7th St., also spoke in opposition to the tower;. Mr. Woodbury stated that it would be an eyesore in the area where most commuters travel through Edwarville.

After additional discussion related to the future viability of commercial property in the surrounding site as well as the golden rule, Commissioner Eaton made the motion to close the public hearing. Commissioner Altevogt seconded the motion, which passed unanimously.

Commissioner Sweeten made the motion to table discussion and official action on this item pending a review of ulterior access points to the site. Commissioner Altevogt seconded the motion, which passed unanimously.

Staff Reports

Mr. Knopick provided an update on planning activity that is currently planned for discussion at the October meeting and Assistant to the City Manager/City Clerk Zack Daniel provided an update on construction activity related to the LTC Sewer project.

Planning Commission Comments

No comments from the Planning Commission.

Adjournment

Chairman Jeff Martinek adjourned the meeting at 8:44 p.m.

The next scheduled meeting is October 19, 2016.

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