

EDWARDSVILLE BOARD OF ZONING APPEALS AND PLANNING COMMISSION
EDWARDSVILLE CITY HALL TRAINING ROOM
690 SOUTH 4TH STREET P O BOX 13738
EDWARDSVILLE, KANSAS 66113

MINUTES February 21, 2018

Members Present: Bryan Smith, John Altevogt, Tim Sweeten, Mark Bishop, Greg Scott, Erin Harves, Robert Niffen

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

PLANNING COMMISSION

The regular meeting was called to order by Chairman Bishop at 7:03 p.m.

Minutes from November 15, 2017

Commissioner Smith made the motion to accept the minutes as written. Commissioner Harves seconded the motion, which passed 5-0

New Business

(a) Revised Final Plan Public Hearing – 9140 Woodend Rd. (2018-01-FPN) – TKC, KCY, LLC (Owners of Record)/Kevin Kiernan, The Kiernan Companies (Applicant)

Mr. Knopick reviewed the application related to the planned FedEx expansion in the Industrial Park. He noted that the need for the revised plan is due to the proposed changes to the parking surface area as well as proposed changes to the detention area. While the structure is proposed to be expanded this expansion was approved as part of the existing final development plan. A total of 152 truck/trailer stalls and 253 employee stalls are included in the revised plan. Staff has performed its review and provided comments to the applicant. Mr. Knopick noted that staff is recommending approval of the revised final plan with the single condition that a final development plan incorporate all review responses and revisions provided to the City.

Chairman Bishop made the motion to open the public hearing. Commissioner Smith seconded the motion, which passed unanimously.

Kevin Kiernan, 66 Canyon View Circle, Telluride, CO, applicant, reviewed the details of the planned expansion. He also introduced a number of individuals associated with the project. Andy Gabbert from RIC, 5015 Northwest Canal St. Riverside, MO, also provided an overview of the site plan that detailed the proposed changes to parking, landscaping, and the building.

Commissioner Sweeten asked a series of questions related to the effects on the existing detention basin, which the project engineers noted that the basin can support a 100-year flood event.

Seeing no other comments, Commissioner Smith made the motion to close the public hearing, which was seconded by Commissioner Altevogt. The motion passed unanimously.

Commissioner Altevogt made the motion to recommend approval of the revised final plan with the staff conditions. Chairman Bishop seconded the motion, which was approved unanimously.

(b) Comprehensive Plan Annual Review Public Hearing – City of Edwardsville

Mr. Knopick noted that Kansas State statute obligates Planning Commissions to annually review comprehensive plans in order to propose amendments, extensions, or additions to the same. There are no revisions recommended by staff at this time due in large part to the fact that development has been consistent with the future land use plan. Other actions in 2017 were also in alignment with the recommendations of the comprehensive plan. Mr. Knopick recommended amending the plan by incorporating the *K-32 Tri-City Multi-Modal Redevelopment Plan* and the *Village South Placemaking Guidelines* by reference at this time. There was some discussion as to the plans for the area south of Riverview as it relates to housing. There was also discussion on the status of the land that was previously rezoned for the Raintree Apartment project. The City Manager also reviewed the role the Mid-America Regional Council (MARC) has in grants and studies associated with land use.

Commissioner Altevogt made the motion to open the public hearing. Chairman Bishop seconded the motion, which was approved unanimously.

Seeing no comments, Chairman Bishop made the motion to close the public hearing. Commissioner Altevogt seconded the motion, which was approved unanimously.

Commissioner Niffen made the motion to make a recommendation to the City Council to amend the Comprehensive Plan to incorporate the *K-32 Tri-City Multi-Modal Redevelopment Plan* and the *Village South Placemaking Guidelines* by reference. Commissioner Harves seconded the motion, which was approved unanimously.

(c) Connecting Edwardsville PSP (4th & Kaw) Presentation – City of Edwardsville/BHC Rhodes Consultant Team

Note: this item was actually discussed prior to item 3(b) to accommodate the availability of the consultant team

Mr. Knopick reviewed the background on this item, noting that it was funded in 2017 and that the focus on the project is the intersection of 4th St. and K-32. He also noted that the purpose of the presentation tonight is for the Planning Commission to determine if the scope of the contract has been satisfied by the planners. There was also a public presentation immediately preceding the meeting.

The consultant team, Randy Gorton, Daniel Serda, and Marty Shukert, then presented the draft plan. The plan includes existing land use and transportation characteristics,

and market analysis. Mr. Serda also reviewed the public engagement process, which included a steering committee, resident/stakeholder input, and online promotion of the plan's findings available through the City's social media channels. Mr. Shukert also reviewed the live-work community concepts and alternatives that stress a functional use for the area that includes small maker spaces and flex spaces along K-32. Each concept emphasizes connectivity within the study area as well as improved connection between the north and south sections of the City.

Mr. Webb provided some updates on the planned activity associated with the Quiet Zone Study near the railroad tracks that would affect some of the concepts presented. The Planning Commissioners also made several comments in support of the plan's recommendations.

Commissioner Altevogt made the motion to make a recommendation to the City Council to accept the Connecting Edwardsville – PSP plan in fulfillment of the project scope and deliverables. Commissioner Niffen seconded the motion, which was approved unanimously.

(d) Election of Officers

Commissioner Altevogt made the motion to retain all current officers in their current positions (Chairman – Mark Bishop, Vice Chair – Greg Scott, Secretary – Erin Harves). Commissioner Smith seconded the motion which passed unanimously.

(e) Conflict of Interest/KOMA/KORA Review

City Manager Michael Webb gave a presentation highlighting open meeting and open records statutory requirements that apply to all elected and appointed officials. The presentation was an amended version of the materials that were presented to the City Council earlier in 2018. Mr. Webb also highlighted potential conflicts of interests and how they can be avoided, citing Commissioner Harves 2017 land use application where she recused herself from discussion and voting.

No action was required as part of this agenda item.

Staff Reports

City Manager Michael Webb gave a presentation regarding street light designs that could be incorporated into the Village South at Edwardsville development. Specifically, he was asking the group to provide direction to give to the developers of the project. There was some discussion on the aesthetics of the lights shown and if they were appropriate for the development. Further discussion centered on the potential costs to replace street lights and whose responsibility that would be.

There was some consensus to pursue a “traditional” look to the lights, meaning anodized or black anodized, for the area.

Mr. Webb also noted that the Village South developers have provided a revised site plan which may be before the group in their March meeting.

Mr. Knopick then welcomed new Commissioner Robert Niffen to the group.

Planning Commission Comments

No comments.

Adjournment

Chairman Altevogt motioned to adjourn the meeting, which was seconded by Commissioner Smith. The motion passed unanimously.

Minutes submitted by Zack Daniel, Assistant City Manager.