

Members Present: Greg Scott, John Altevogt, Mark Bishop

Staff Present: Michael Webb, City Manager
Katie Ross, Administrative Specialist for Planning Services
Bradley Hocevar

PLANNING COMMISSION

The regular meeting was called to order by Chairman Bishop at 6:00 p.m.

Minutes from February 17, 2021

Minutes were not approved for January or February as there was not a quorum.

New Business

- a. **Review – Comprehensive Plan – “Future Land Use’ (pp. 17 – 27) / “Public and Semi-Public Services” (pp. 29 – 35) / “The Natural Environment” (pp. 37 – 49) / “Transportation” (pp. 51 – 60)**

City Planner Bradley Hocevar took the podium to discuss the comprehensive plan.

Commissioner Altevogt requested to take a moment to talk about the future land use and the philosophy of maintaining the small-town values. He was told the 2011 plan supersedes the previous 50 year plan.

Bradley Hocevar responded that yes, the 2011 plan supersedes the 50 year plan.

Commissioner Altevogt also brought up controlling the traffic flow. With broadening 110th street down to Speaker he wants to reaffirm that traffic is controlled to keep the small-town feel. He stated that this can also be done by policing. How are we putting the small-town feel with these improvements on 110th Street? Do we plan to make Riverview a thoroughfare?

City Manager Michael Webb commented that it is considered a collector street.

Commissioner Altevogt asked if these improvements would run contrary to the small town-feel. He wants to avoid the community getting lost by all the streets getting turned into major thoroughfares.

City Planner Bradley Hocevar discussed future land use and what the goals are: maintaining the natural environment and physical development and construction.

He referred to page 23 and asked if this reflects 2011 Edwardsville or how we see the City today.

City Manager Michael Webb commented that at some point 98th Street may need to be reconsidered based on what is happening across the street in Kansas City. It is likely to become more of a commercial, mix type use based on what Kansas City is doing.

City Planner Bradley Hocevar moved onto policies regarding the future development plan. He discussed density and subdivisions.

City Manager Michael Webb brought up the code that driveways should not be on major thoroughfares. Collectors and thoroughfare should not have driveways. These should be on the subdivision streets, inside the neighborhood. This creates issues with ditches and street maintenance.

Commissioner Altevogt commented that driveways on thoroughfares can create dangerous situations. He commented that you have to allow access to properties though.

City Planner Bradley Hocevar asked if this map is reflective of our current view of the City.

City Manager Michael Webb reminded that this map is used to encourage that people build in those areas and use the existing infrastructure.

Chairman Bishop and Commissioner Altevogt both commented that the map is pretty accurate.

City Manager Michael Webb discussed the cost of sewer to be built in relation to the map. The map can be used to guide build projects to go in areas that use the existing infrastructure.

City Planner Bradley Hocevar discussed public services, the sanitary sewer map, and the natural environment.

City Manager Michael Webb commented that you can use the natural environment for trail systems and things like that.

Commissioner Altevogt commented that shared property between Edwardsville and Bonner or other Cities for storage of supplies could benefit us by making the costs lower.

City Manager Michael Webb commented that each City likes to be individuals but there is potential where Bonner and Edwardsville or one City or another can work together. For example, the cities could share a facility for salt storage, etc. It would save both communities whereas each having separate facilities.

City Planner Bradley Hocevar brought up sidewalks and conditions of the roads and how they relate to subdivisions.

City Manager Michael Webb discussed how the street classifications should match the national classifications as this affects federal funding.

Staff Reports

Chairman Bishop commented that he is reviewing our current permit application forms to ensure they are user friendly.

City Manager Michael Webb discussed the street improvements for 110th and Riverview and the start date of the project.

Adjournment

Chairman Bishop made the motion to adjourn the meeting.

Minutes submitted by Katie Ross, Administrative Specialist.