

**EDWARDSVILLE BOARD OF ZONING APPEALS AND PLANNING COMMISSION**  
EDWARDSVILLE CITY HALL COUNCIL CHAMBERS  
690 SOUTH 4<sup>TH</sup> STREET P O BOX 13738  
EDWARDSVILLE, KANSAS 66113

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**MINUTES March 20, 2019**

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

**Staff Present:** Dave Knopick, City Planner  
Michael Webb, City Manager  
Zack Daniel, Assistant City Manager/City Clerk  
Katie Ross, Administrative Specialist for Planning Services

**PLANNING COMMISSION**

The regular meeting was called to order by Chairman Bishop at 7:00 p.m.

**Minutes from January 16, 2019**

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

**New Business**

**(a) Special Use Permit Public Hearing – 10953 Kaw Dr. (2019-01 SUP) – K32 Properties, Owner(s) of Record/Beau Martin and Greg Bush, Applicant(s)**

City Planner Dave Knopick introduced this item, noting the SUP is required because of the drinking establishment aspect of the business. Originally, the project was conceived as a subscription-based model where customers would pick up sealed beverages for off-premise consumption. This concept shifted over time to become the concept that is being presented tonight. Mr. Knopick also reviewed the parking requirements that the SUP would depend on. Finally, he noted staff is recommending approval of the SUP along with the conditions outlined in the memo. Among the conditions are a one-year cap for the initial SUP to provide the City an opportunity to review the use and ensure compliance and that the hours be as requested by the applicant. Mr. Knopick noted that the applicant would be requesting a change to those requested hours. There were also conditions related to the gate on the property. Commissioner Harves asked for clarification on the proposed parking agreement, which Mr. Knopick noted he intended the agreement to be tied to the use. That said, that document still needs to be developed for formal review by City staff. Mr. Webb also noted a shared parking agreement on file may ultimately benefit all of the tenants in the Plaza West development.

Commissioner Altevogt made the motion to open the public hearing. Commissioner Niffen seconded the motion, which passed unanimously.

Greg Bush, 16252 W. 157<sup>th</sup> St, Olathe, KS, took the podium representing the applicants. Mr. Bush provided a history of the concept and the reasoning for wanting to locate in

Edwardsville. Mr. Bush also reviewed the request to extend hours until 10:00 pm on all nights of operation.

Beau Martin, 23702 W. 58<sup>th</sup> Terrace, Shawnee, KS, took the podium (also a part of the applicant team), and reviewed the work being done to secure a parking agreement with the existing tenants in the development. He also noted that the intention was to bring food trucks during hours of operations and not to open a commercial kitchen. He stressed that both he and Mr. Bush had regular jobs and at this point, the brewery is meant as more of a hobby rather than a regular business. The nature of state licensing caused them to shift their concept to include on-premise consumption.

Commissioner Altevogt raised a concern that the hours being requested may present undue administrative burden if they need to continually request extensions. Mr. Webb reviewed the differences between this local regulation and the state licensing process. Mr. Knopick noted that the oversight would largely fall on the applicants and that the current limit as requested would provide another level of control and review over the use.

Mike Cooper, 1535 104<sup>th</sup> Terrace, took the podium and requested additional information on the footprint for the business.

Commissioner Altevogt made the motion to close the public hearing. Commissioner Niffen seconded the motion, which passed unanimously.

There was additional discussion on the make-up of the SUP and the duties that could be accomplished administratively. Mr. Knopick reviewed the nature of administrative SUP review.

Commissioner Scott made the motion to recommend approval of the special use permit with the staff conditions as noted, changing the closing hours to 10:00 p.m. on the nights of operation and to allow for administrative review of the hours, and to add a condition stipulating food trucks could not occupy parking spaces when they are on site. Commissioner Bishop seconded the motion, which passed unanimously.

### **Staff Reports**

Mr. Webb reviewed recent developments related to development in the City's North End as well as the ongoing stormwater inventory.

### **Adjournment**

Commissioner Altevogt motioned to adjourn the meeting, which was seconded by Commissioner Niffen. The motion passed 7-0.

Minutes submitted by Zack Daniel, Assistant City Manager/City Clerk.