

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

MINUTES April 18, 2018

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

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 7:00 p.m.

Minutes from March 21, 2018

Commissioner Altevogt made the motion to accept the minutes with a correction made on the last page which gave him the title 'Chairman' instead of 'Commissioner'. Commissioner Niffen seconded the motion, which passed 7-0

New Business

(a) Special Use Permit Public Hearing – 9920 Kaw Drive, (2018-04-SUP) – MV3 LLC (Owner(s) of Record)/MV3 LLC, (Applicant)

Mr. Knopick reviewed the background on this item, noting that the applicant filed a concept plan with the City and special use permit on March 2, 2018. He noted the additional conditions staff is recommending as part of recommending approval. There was clarification about the recommended two-year SUP, which Mr. Knopick noted there would be additional permitting processes within that period.

Commissioner Altevogt made the motion to open the public hearing, which was seconded by Commissioner Scott. The motion passed 7-0. At this point, the applicant Pat McAnany (222 Arapahoe, Lake Quivera, KS), addressed the project and relayed the reasons for the delay in the start of the project. He noted that some of that delay was due to the seasonal nature of the business. Mr. McAnany also reviewed his plans for the appearance of the parcel as it relates to the highway, noting he is not developing the property but rather making it developable in the future. Mr. Knopick quickly reviewed the concept plan, noting it was not a formal development plan.

Seeing no other comments, Commissioner Smith made the motion to close the public hearing, which was seconded by Commissioner Altevogt. The motion passed 7-0.

Commissioner Niffen made the motion to recommend approval of the Special Use Permit with the staff conditions. Commissioner Scott seconded the motion, which was passed unanimously.

(b) Comprehensive Plan Annual Review Amendment Resolution

Mr. Knopick reviewed the prior action of the Planning Commission related to this item. The group originally held a public hearing on February 21, 2018 where they approved the recommended changes of incorporating the *K-32 Multi-Modal Redevelopment Plan* and the *Village South Placemaking Guidelines* into the City's comprehensive plan by reference. The following month, staff presented a resolution that would formalize that change, which the Commission also recommended approval. The Mayor and City Council reviewed this recommendation and resolution on March 26, 2018 and expressed concerns about the public awareness of the changes. Ultimately that group voted to send the item back to the Planning Commission for further consideration, specifically to consider further public discussion of the placemaking guidelines. The governing body would like the property owners in and around the area to be notified and invited to a public meeting regarding the guidelines. Mr. Knopick reviewed the current plans to conduct a future public meeting later this year.

Commissioner Altevogt made the motion to formally acknowledge the request of the governing bod and allow staff the time to address public notice and information development logistics, which was seconded by Commissioner Scott. The motion passed unanimously, 7-0.

Old Business

(a) Revised Preliminary and Final Plan – 323/325 North 110th St./10750 Riverview Ave. (2018-02-PPN/2018-03-FPN) – Compass Commodity Group III, LLC (Owner(s) of Record)/Korb Maxwell, Polsinelli, PC (Applicant)

Mr. Knopick reviewed the background on this item, noting that the original application was filed on February 5 of this year. The public hearing for the item was conducted on March 21, 2018 where the applicant requested that no action be taken on the plans to allow for more time to review the staff conditions. Staff proposed conditions for approval along with two exceptions related to the height limitation and building materials. Within the previous week, the developers had provided additional comments related to the staff conditions. This document was shared with the Planning Commission because the developers specifically addressed the comments to the group. Staff has not yet had the opportunity to conduct a thorough review of these comments. There was a Planning Commission work session on the history of this project conducted prior to this meeting. Mr. Knopick also provided a matrix that noted key action items throughout the history of the project.

Mr. Knopick outlined the potential options before the Planning Commission. Commissioner Altevogt asked if it would be appropriate to table the item an additional month and Mr. Knopick confirmed that that action would allow for the staff and applicant to meet and discuss the conditions and responses, but that the Commission could also move forward with an approval or denial. City Manager Michael Webb noted that the May Planning Commission meeting has been pushed up to accommodate a rezoning application and that a decision on this item at that time would allow for Council to take action before the end of the month. Mr. Knopick did note that if the plans change significantly then a new public hearing would be appropriate.

Chairman Bishop chose to recognize Jon Monson, representing the developers. Mr. Monson departed from City staff comments and asserted there had been time to review his team's notes and that the City has not made itself available for continued discussions. Mr. Webb disagreed with this stance, noting several attempts made by City staff to contact the development team. Mr. Monson asked that the Planning Commission make a decision on the item one way or the other. Chairman Bishop did note that the development team had previously promised the group that the area would be platted, which has not been accomplished.

Commissioner Niffen made the motion to table the item until the May 9, 2018 Planning Commission meeting to allow the City staff and the development team time to meet prior to that date to finalize acceptable conditions. Commissioner Altevogt seconded the motion, which was approved 6-1 with Commissioner Sweeten dissenting.

Staff Reports

Mr. Knopick provided an overview of the planned items at the May 9, 2018 meeting and also provided some updates on the event center along Kaw Dr.

Planning Commission Comments

Commissioner Smith asked if the May 9 meeting could be moved if it were necessary for the Council to act on the item sooner. Mr. Webb replied no, that the meeting had already been moved with notice and there would not be enough time to reschedule again.

Adjournment

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

Minutes submitted by Zack Daniel, Assistant City Manager.