

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 19, 2017

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

Staff Present: Dave Knopick, City Planner
Jessica Johnson, Executive Assistant

PLANNING COMMISSION

The regular meeting was called to order by Vice Chair Bryan Smith at 7:01 p.m.

Minutes from March 22, 2017

Commissioner Bishop motioned to approve the minutes of March 22, 2017. Commissioner Scott seconded the motion.

The motioned carried 6-0-1 with Commissioner Altevogt abstaining.

Election of Planning Commission Officers

City Planner David Knopick provided an overview of the three officer positions on the commission and the annual election process. The Commissioners briefly discussed the roles of the positions.

Chairperson – Commissioner Mark Bishop was nominated by Commissioner Altevogt; seconded by Commissioner Eaton; and unanimously elected by the Commission to serve as Chairperson.

Vice Chairperson – Commissioner Greg Scott was nominated by Commissioner Eaton; seconded by Commissioner Bishop; and unanimously elected by the Commission to serve as Vice Chairperson.

Secretary – Commissioner Erin Harves was nominated by Commissioner Altevogt; seconded by Commissioner Smith; and unanimously elected by the Commission to serve as Secretary.

New Business

(a) Final Plat Public Hearing – 2701 South 96th Street (2017-11-FPT) – MC Electric Inc. (Owner(s) of Record) / Wil Anderson, BHC Rhodes (Applicant)

(b) Preliminary Plan / Final Plan Public Hearing – 2701 South 96th Street (2017-12-PPT / 2017-13-FPT) – MC Electric Inc. (Owner(s) of Record) / Wil Anderson, BHC Rhodes (Applicant)

Mr. Knopick provided background on this item, which involves expansion of an existing building on approximately 2.37 acres of land on the northeast corner of South 96th St. and Woodend Rd. Being that items 4 a and b were related, Mr. Knopick provided a consolidated review of the Final Plat (replat) and the Preliminary / Final Plan associated with this project. Mr. Knopick highlighted the fact that the building being expanded was in place prior to existing design guidelines.

The proposed building expansion is approximately 2,300 square feet and is proposed to be of the same materials and architectural quality as the existing building. This structure is currently used for storage of equipment and vehicles associated with current business operations. The applicant desires to expand the building to meet current and future storage needs.

The property is zoned I-1 Industrial Non-Hazard and is being replatted to remove a platted setback area along South 96th St. in which the existing office building is located. It is generally felt that with the exceptionally wide rights-of-way and the utility easement located in this area that removing the platted setback area can be accommodated. It was noted that the proposed replat was reviewed by the city engineering consultant and utility providers, as well as the UG.

In light of the review of the proposed replat and preliminary / final plan staff recommends that the Planning Commission recommend approval of the preliminary and final plans as well as the final (re-plat) subject to the conditions listed in the respective staff reports.

Vice Chair Smith opened the public hearing. Teresa Noland, 244 White St. with MC Electric, representative of the applicant, indicated that she was present in case there were questions and that the applicant was okay with the recommended conditions. Seeing no other comments, Vice Chair Smith closed the public hearing.

Commissioner Altevogt made the motion to recommend approval of the Final Plat (replat) with the conditions of staff. Commissioner Eaton seconded the motion, which passed 7-0.

Commissioner Sweeten made the motion to recommend approval of the Preliminary Plan with the conditions of staff. Commissioner Harves seconded the motion, which passed 7-0.

Commissioner Scott made the motion to recommend approval of the Final Plan with the conditions of staff, which was seconded by Commissioner Smith. The motion passed 7-0.

It was noted that these items would go before the City Council on Monday May 8, 2017.

Staff Reports

Mr. Knopick provided an update the group on various development projects in Edwardsville. The Commission also had a brief discussion regarding the zoning item that was considered by the Bonner Springs Planning Commission on Tuesday April 18, 2017.

Adjournment

Vice Chair Smith adjourned the meeting at 7:37 p.m.

The next scheduled meeting is May 17, 2017.

Minutes submitted by Dave Knopick, City Planner and Jessica Johnson, Executive Assistant