

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 June 21, 2017

Members Present: Mark Bishop, Tim Sweeten, Greg Scott, Bryan Smith, John Altevogt

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

PLANNING COMMISSION

The regular meeting was called to order by Vice Chair Greg Scott at 7:03 p.m.

Note: Chairman Mark Bishop arrived at approximately 7:12 pm

Minutes from April 19, 2017

Commissioner Altevogt motioned to approve the minutes of April 19, 2017. Commissioner Smith seconded the motion.

The motioned carried 4-0 (*Chairman Bishop had not yet arrived to vote*)

New Business

(a) Rezoning (Public Hearing) – 10648 Kaw Dr. (2017-15-Z) Danya and Joseph Butter (Owners(s) of Record/Applicant)

Mr. Knopick gave an overview of the case, which is a request to rezone an area currently zoned AG/R and R-1 to C-3 General Commercial. The intent of the applicant to is to open a multi-purpose event space that would host weddings and other similar events, which is allowed under C-3 zoning. The applicant also provided additional materials related to the intended use. Mr. Knopick reviewed select criteria from the regulations related to changing zoning districts and also noted that, based on the future land use map, the area is marked to be used as medium density housing in the future, Mr. Knopick stated that staff was comfortable with C-3 zoning in this location based on the City's stated desire that the K-32 corridor be a commercial corridor in the future and the conditions noted in the staff report. He also reviewed the conditions for approval, those being the platting of the subject property and review / approval of a development plan for the property.

Commissioner Scott made the motion to open the public hearing, which was seconded by Commissioner Sweeten and approved unanimously.

Applicant Joseph Butter of 19090 Walmer St., Stilwell, KS, presented a packet further explaining the concept of the future event space. He noted the research he and his wife have done regarding the need for event spaces in the area. Mr. Knopick mentioned the alternatives to C-3 zoning that were considered including rezoning to C-2 and issuing SUPs. However, based on further review, the lodging and outdoor

aspects of the space drove the applicants to request C-3 zoning. There was additional discussion regarding the storage and out-building. There were a number of questions related to fire preparedness and access which Mr. Knopick noted would be addressed in the development plan that will be reviewed at a future date if the C-3 zoning were approved. Mr. Webb also noted that if the development plan is not approved then the original zoning distinction would be restored. Mr. Butter noted the fact that his wife and co-applicant, Danya Butter, is a license real estate broker in both Kansas and Missouri and has thoroughly researched this project. Mrs. Butter took the podium and commented on a few of the items brought up. Commissioner Altevogt asked questions regarding parking needs, which Mr. Knopick noted that those standards are being researched and will be reviewed as part of a future development plan.

Jake McClellan, 526 Lake of the Forest, then took the podium asking about plans for security/boundaries/fences around the property for a large event. Mr. Knopick stated that would be addressed in the development plan process, which also requires a public hearing. He noted there are a number of options for addressing that issue.

Melanie Oats, 583 Lake of the Forest, brought up concerns regarding the lack of woods near the actual boundaries between the development and the site, namely the golf course. Again, Mr. Knopick stated the concern has been noted and will be reviewed as part of the development plan process. Ms. Oats also brought up concerns related to the Lake of the Forest trail system which may cross over into the abutting address.

Don Beilman, 727 S. 102nd St., then spoke stating his support for this project.

Chairman Bishop motioned to close the public hearing, which was seconded by Commissioner Scott and unanimously approved.

Mr. Knopick again reviewed the conditions of approval outlined in the staff report. Commissioner Scott motioned to recommend approval of the rezoning request along with the conditions outlined by staff. Commissioner Altevogt seconded. The motion was unanimously approved. Mr. Knopick noted that this item will be before the City Council at their July 10 meeting.

(b) Lot Split – 727 South 102nd St. (2017-14-LS) – Don Beilman (Owner(s) of Record/Applicant)

Mr. Knopick reviewed this item, stating that the application was reviewed per the subdivision regulations for lot splits and provided to the County surveyor for review. He stated staff recommends approval along with conditions related to general grammatical/typo clean up, meeting UG filing requirements, and execution and filing of a separate instrument for dedication of additional rights-of-way along 102nd St.

There was discussion regarding the existing structure on the property. Commissioner Smith asked if there were restrictions on geometry of lots, Mr.

Knopick noted that frontage width, acreage size, and setbacks dictate the geometry of sites.

Commissioner Altevogt made the motion to recommend approval of the lot split subject to the staff conditions. Commissioner Smith seconded the motion, which was approved unanimously.

Staff Reports

City Manager Michael Webb updated the group on several development issues around the City. This included permitting for the Village South development as well as a separate site across 110th St.

Adjournment

Chairman Bishop adjourned the meeting at 8:08 p.m.

The next scheduled meeting is July 19, 2017.

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