

AGENDA
BOARD OF ZONING APPEALS AND PLANNING COMMISSION
EDWARDSVILLE, KANSAS

January 15, 2020
Regular Meeting 7:00 p.m.

	John Altevogt	Mark Bishop	Erin Harves
Bryan Smith	Tim Sweeten	Greg Scott	Robert Niffen

1. Call meeting to order
2. Minutes from November 20, 2019 Meeting
3. New Business:
 - a. **Replat Public Hearing** – Village South Lot 3 / Lot 5 / Tract A (2019-06-FPT) – Jon Monson One10Hotel HRKC LLC / Compass Commodity Group III LLC and Travis Wymore Sign Group LLC (Owners) / Dustin Burton, RIC (Applicant)
 - b. **Officer Election** – Chair / Vice Chair / Secretary
4. Staff Reports
 - a. Development Updates
5. Planning Commission Comments
6. Adjournment

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

Staff Present: Dave Knopick, City Planner
Michael Webb, City Manager
Katie Ross, Administrative Specialist for Planning Services

BOARD OF ZONING APPEALS COMMISSION

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

City Planner Dave Knopick motioned adding item 3c. 2020 Planning Commission Calenda to the meeting.

Chairman Bishop made the motion to add the item to the agenda, which Commissioner Scott seconded. The motion passed 5-0.

Minutes from October 16, 2019

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

New Business

a. Revised Final Development Plan– 9911 Woodend Rd. (2019-03-FPN) – Fastenal Company (Owner 9911 Woodend Rd.) / Austin Kearby, Anchor Construction (Applicant)

City Planner Dave Knopick reviewed the item and made note that this item is a continuation from October 16, 2019 Planning Commission meeting. Mr. Knopick provided background information for this item. He discussed the current condition of the property in regards to the parking area and that the current code do not allow gravel parking.

Bob Weaver, Anchor Construction, then took the podium. He gave an overview of Fastenal and what their long-term plans were. At the request of City staff, they came up with a timeline for their future expansions and plans for the site.

Commissioner Altevogt asked if the applicant was okay with the staff's recommendation which Mr. Weaver responded that they were.

The Planning Commission also asked questions in regard to how the parking area was built and what materials were used, how stormwater runoff was handled, what the applicant's plans were when they ran out of land to build on, and general questions about Fastenal. Too which the applicant and staff responded.

Commissioner Scott made the motion to close the public hearing. Commissioner Harves seconded the motion, which passed 5-0.

City Planner Dave Knopick noted that this is not a variance, rather a deviation or exception through development plan process.

Commissioner Altevogt motioned to approve the revised final development plan. Commissioner Harves seconded, which passed 4-1 with Commissioner Scott voting no.

b. Contractor Licensing Discussion

Chairman Bishop gave a review of how contractor licensing works in other cities. He noted that there is no cost to the City to adopt Johnson County Contractor Licensing.

City Manager reviewed the current system and how contractor licensing would benefit the process.

c. Planning Commission Schedule

Commissioner Scott made the motion to adopt the schedule. Commissioner Altevogt seconded, which passed 5-0.

Staff Reports

City Manager Michael Webb provided an update related to development in the city hall area of Edwardsville and the City's plan for the area. Mr. Webb also reviewed Project Green.

Adjournment

Chairman Bishop motioned to adjourn the meeting, which was seconded by Commissioner Altevogt. The motion passed 5-0.

Minutes submitted by Katie Ross, Administrative Specialist.