



# Planning Commission Meeting Minutes

January 25, 2023

6:00 p.m.

**Members Present:** John Altevogt, Erin Harves, Ian Abbott, Camila Adcox, Mickey Schwartzkopf, Robert Niffen  
**Members Absent:** Tim Sweeten  
**Staff Present:** Michael Webb, City Manager. Bradley Hocevar, City Planner, Chantal Frierson, Development Services Clerk

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## 1. Call meeting to order

- Regular meeting was called to order by Chairman Altevogt at 6:00 pm

## 2. Minutes from December 14, 2022 Meeting

- **Motion:** Commissioner Abbott made a motion to approve the December 14, 2022 minutes.
- **Second:** Commissioner Harves seconded the motion
- **Vote:** Passes, 6-0.

## 3. New Business

### a. PUBLIC HEARING – 1040 Edwardsville Drive (2023-02-SUP) Ryan & Michelle Parker (Owners) / Ryan Parker (Applicant)

City Planner, Bradley Hocevar, gave an overview of the request for the Special Use Permit.

- **Motion:** Commissioner Niffen made the motion to open the Public Hearing.
- **Second:** Chairman Abbott seconded the motion
- **Vote:** Passes, 6-0

City Planner, Bradley Hocevar introduced the Applicant Ryan Parker. Ryan Parker explained why they started the business and discussion ensued.

No one from the public appeared for the Public Hearing.

- **Motion:** Commissioner Niffen made the motion to close the Public Hearing.
- **Second:** Chairman Harves seconded the motion
- **Vote:** Passes, 6-0

- **Motion:** Commissioner Niffen made the motion to approve the SUP
- **Second:** Commissioner Schwartzkopf seconded the motion
- **Vote:** Passes, 6-0

The Planning Commission made a recommendation to City Council for the approval of the SUP.

### b. PUBLIC HEARING – 11200 Riverview Avenue (2023-01-Z) Vernal Bay Investments, LLC (Owner) / Opus Development Company, LLC (Applicant)

City Planner, Bradley Hocevar, gave a brief overview of the request to rezone this property and the only thing for approval tonight is to rezone the property. The request is to rezone from AGR- Agricultural Residential and C-2 Commercial Retail to I-1 Industrial Non-Hazard. City Planner, Bradley Hocevar read the 13 Golden Rules.

City Manager, Michael Webb, gave a brief overview on the insight to how the Public Hearing is typically done so that the members of the public are aware.

- **Motion:** Chairman Altevogt made a motion to open the public hearing
- **Second:** Commissioner Niffen seconded the motion
- **Vote:** Passes, 6-0

City Manager, Michael Webb, introduced Kevin Lee Attorney for Polsinelli Law Firm. Kevin Lee introduced the members of his team that are present with him for this meeting.

Yianni Vrentas, with Opus Development Company introduced himself and explained the history behind Opus. He presented the power point presentation they have prepared for the plans they have for 11200 Riverview Avenue rezoning.

Kevin Lee, took to the podium and thanked Bradley for reciting the 13 Golden Rules. He stated he didn't feel the current zoning was beneficial to Edwardsville since the area is still undeveloped. He feels that if the rezoning is approved that more development will follow.

Chairman Altevogt, gave a brief description on the history of the rezoning of the area. He stated that golden rule 6 and 10 were the only two that may help them with rezoning. Discussion ensued.

Chairman Altevogt explained to the public the things the Commission takes in to concertation when making their decision and the legal criteria they must follow. He then opened the floor to the public for comment.

Gary Carpenter, 11030 Riverview was in attendance to express his concerns regarding the land use and the potential impact of surrounding property.

Michelle Parker, 1040 Edwards Drive was in attendance to express her concerns regarding the land use and the potential impact of surrounding property.

Ryan Parker, 1040 Edwards Drive was in attendance to express his concerns regarding the land use and the potential impact of surrounding property.

Kevin Lee took to the podium and addressed the members of the Commission and Public. He expressed they are no proposing an industrial park, just an industrial building. Discussion ensued.

- **Motion:** Commissioner Niffen made the motion to close the public hearing
- **Second:** Commissioner Abbott seconded the motion
- **Vote:** Passes, 6-0

Commissioner Niffen asked Staff why did we allow this to be brought forth to the Commission when the plans do not fit in our Comprehensive Plan. City Manager, Michael Webb responded and explained that everyone had the right to submit application and it is not the Staff's job to make the decision to deny the applicant's request. Discussion ensued.

- **Motion:** Commissioner Schwartzkopf made the motion to deny the rezoning due to golden rules 1, 2,6,7 and 12.
- **Second:** Commissioner Niffen seconded the motion
- **Vote:** Passes, 6-0

#### 4. Old Business

##### a. Planning Commission Resolution No. 2022-03 – goDotte Countywide Strategic Mobility Plan

City Planner, Bradley Hocevar reminded the Commission that this item was asked to be tabled at the November 2022 meeting. Chairman Altevogt express his gratitude to City Planner, Bradley Hocevar for adding the comments he requested to the plan. Discussion ensued.

- **Motion:** Commissioner Niffen made the motion that the Commission accepts the go Dotte Countywide Strategic Mobility Plan.
- **Second:** Commissioner Schwartzkopf seconded the motion
- **Vote:** Passes, 6-0

##### b. Temporary Use Permits – (2022-14-Z)

City Manager, Michael Webb reminded the Commission that this was also tabled for the Commission to have more time to review. He also gave them a brief overview to remind them of the purpose for the Temporary Use Permits as proposed. Discussion ensued.

- **Motion:** Commissioner Niffen made the motion to approve to pass this along to City Council for their approval.
- **Second:** Commissioner Adcox seconded the motion
- **Vote:** Passes, 6-0

#### 5. Staff Reports

- Development Updates

City Manager, Michael Webb gave an updated on the Kincaid project. Discussion ensued.

- 2023 Planning Commission appointments

City Manager, Michael Webb gave an update on the Commission appointments and recognized Commissioner Schwartzkopf for her service. He then recognized Ryan Parker as Mickey's replacement. Michael reminded everyone that the next meeting we will select the Officers. We will also go over the roles and responsibilities of the Planning Commission, as well as CORA. Discussion ensued.

## Planning Commission Comments

Chairman Altevogt said that Roscoe's has closed, but there is potential for a new restaurant to be coming in to the empty building soon.

### 6. Adjournment

- **Motion:** Commissioner Niffen made the motion to close the meeting at 7:45pm
- **Second:** Commissioner Adcox seconded the motion
- **Vote:** Passes, 6-0