

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 May 18, 2022

Members Present: John Altevogt, Ian Abbott, Camila Adcox, Erin Harves, Tim Sweeten, Robert Niffen

Members Absent: Mickey Schwartzkopf

Staff Present: Bradley Hocevar, City Planner

PLANNING COMMISSION

The regular meeting was called to order by Chairman Altevogt at 6:00 p.m.

Minutes from April 20, 2022

Chairman Altevogt informed the commission that Commissioner Schwartzkopf would be absent from the meeting and had requested changes to the April 20, 2020 minutes – specifically, the final motion for “New Business, Item C”. City Planner Bradley Hocevar stated he was made aware of the request and amended the minutes to show the motion passed 5-1. All present acknowledged the amendment before Chairman Altevogt made a motion to approve the April 20, 2022 minutes as amended. Commissioner Harves seconded the motion. The motion passed 5-0. Commissioner Sweeten elected to abstain.

New Business

- a. **PUBLIC HEARING – 11381 / 11301 / 11131 Kaw Drive (2022-10-PPT / 2022-11-PPN) – Signature Properties Management, LLC (Owner) / Katelyn Wolf – Bartlett & West (Applicant)**

City Planner Bradley Hocevar addressed conversations leading up to the meeting between city staff and members of the development team regarding as to whether or not the applicant wished to proceed with the application. In light of not receiving formal notice to withdraw from the applicant, City staff determined it was appropriate to proceed with the application process and public hearing. In addition to the recommendations listed in the staff report an additional recommendation was made to defer action on the item due to these events.

City Planner Bradley Hocevar gave an overview of the item. The applicant intends to combine the two eastern lots, zoned C-2 Commercial Retail, to form a single 7.78-acre lot consisting of nine single story, 10,000 square foot buildings capable of being sub-divided into four smaller uses. The lot to the west, zoned I-1 Industrial Non-Hazard, is intended to remain a single 3.15-acre lot consisting of a 20,000 square foot, single-story building.

Discussion ensued regarding off-site detention basins, future improvement along K-32, and future utility connections. City Planner Bradley Hocevar clarified staff comments related to the requested deviation from maximum lot coverage.

Commissioner Sweeten made a motion to open the public hearing, which Chairman Altevogt seconded. The motion passed 6-0.

Rick Lichty (10124 N Park Avenue, Kansas City, MO 64155) spoke in favor of the development stating it would make a positive impact on the property he owns east of the site.

Commissioner Niffen made a motion to close the public hearing, which was seconded by Commissioner Adcox. The motion passed 6-0.

Commissioner Abbott made the motion to approve the final development plan with staff recommendations and conditions. The motion was seconded by Chairman Altevogt. The motion was approved 6-0.

Chairman Altevogt made the motion to defer the item until a later date as recommended by staff. Commissioner Harves seconded the motion. The motion passed 6-0.

Staff Reports

City Planner Bradley Hocevar discussed upcoming events. Chairman Altevogt asked about the activity along the south side of K-32 in Bonner Springs. Discussion ensued regarding conduct during public hearings.

Adjournment

Chairman Altevogt made the motion to adjourn the meeting. Commissioner Abbott seconded the motion which passed 6-0.