



**Meeting Date:** February 23, 2022  
**Meeting Time:** 6:00 P.M.  
**Meeting Location:** City Hall, 118 Hillsboro Avenue

# COMPREHENSIVE PLAN COMMITTEE AGENDA

## Committee Members

Mike Pierceall, Chair  
Beth Schlueter  
David Gerber

Cari Wencewicz  
Ashley Niebur Sharp

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### **I. CALL TO ORDER**

### **II. PUBLIC COMMENT**

### **III. APPROVAL OF MINUTES**

A. Approval of minutes from the January 20, 2022 meeting

### **IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION**

A. Comprehensive Plan Update

1.) American Bottom Special Interest Planning Area

2.) Northeast and Northwest corners of the intersection of New Poag Road and North University Drive

### **V. NEW BUSINESS**

### **VI. OLD BUSINESS**

### **VII. ADJOURNMENT**

*If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.*

**COMPREHENSIVE PLAN SUB-COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
*January 20, 2022*  
*5:00 PM*

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

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**I. CALL TO ORDER**

**PRESENT**

Mike Pierceall, Chair  
 David Gerber  
 Ashley Niebur Sharp  
 Mike Boline  
 Emily Calderon, Staff  
 Tammy Kehrer, Staff  
 Eric Williams, Staff

**ABSENT**

Beth Schlueter  
 Cari Wencewicz

A meeting of the Plan Commission's Comprehensive Plan Sub-Committee was held on Thursday, January 20, 2022, and the following items were discussed:

**II. PUBLIC COMMENT:** None

**III. APPROVAL OF MINUTES**

**A.** Minutes of the regular meeting for October 19, 2021.

MOTION: Move for Approval (Gerber). SECONDED: (Niebur Sharp)

ROLL CALL: 3 Ayes, 0 Nays, 0 Abstain

**IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION**

**A.** Comprehensive Plan Update

1.) American Bottom Special Interest Planning Area

2.) Northeast and Northwest corners of the intersection of New Poag Road and North University Drive

Land use is based on certain criteria

- Use – Supports and complements other uses in district

- Location – Appropriateness based on infrastructure and proximity to other uses
- Intensity – As measured by square footage, floor to area ratio, dwelling units/acre, height, traffic, area
- Design – Lot size, setbacks, sidewalks, and street width
- Amenity – Landscaping, tree preservation and grading

The future land use districts are divided into 5 different categories:

- Neighborhood District - A broad mix of residential uses which also supports a limited number of nonresidential uses that provide services to the neighborhood residents.
- Commercial District - The Commercial District contains a variety of city wide and regional retail uses, as well as offices, businesses, personal services and high density multi-family dwellings as supporting uses within the district. Most of the retail uses in the district depend on auto access to and from major roadways to support and sustain their business activity.
- Employment District - Employment Districts are locations for basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the City and includes supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.
- Downtown District - Edwardsville's Downtown is intended to be the focal point of the city, serving not just as the government center of both the city and county, but the nexus of economic, cultural, recreational and historic resources and activities as well. This single district is an area of mixed uses and is built at a pedestrian scale.
- Open Space/Greenbelt District - The Open Space / Greenbelt District is designed to provide for the recreational and aesthetic needs of the residents of Edwardsville. It is also intended to protect sensitive areas, such as flood plains and hilly terrain and to preserve prime natural areas. Uses included in this district are public and private parks; other open spaces, golf courses, and greenbelts.

Emily Calderon gave the committee a New Poag Corridor future land use map and ask them to draw boundaries of the use as they see fit. She will compile the responses into one map for the next meeting.

This is being done for future consideration on the Comprehensive Plan.

Committee discussed boundaries of the map and concluded they will go a little further west and include that area as well in the planning area. They discussed where different things were on the map in relation to others.

Mike Pierceall asked for clarification on the Neighborhood District. Emily Calderon said it means single-family, multi-family, or any kind of residential use as well as very light commercial uses that would support residential.

Mike Pierceall asked for clarification on the Commercial District. Emily Calderon said it could be a blended use but primary use is commercial. It could be multi-family or a mixed use building. A low density single-family use would not be appropriate for this district.

Mike Boline asked for clarification on what open - limited development would be. Emily Calderon stated that would be property like Bohm Woods or Drda Woods. It could be City parks. It could be active spaces. A golf course would be an example of an allowable use.

Mike Pierceall stated it is important to look at some of the challenges on the map and have an understanding before the committee starts marking on the map.

David Gerber asked about the property at New Poag Road and North University Drive. He said there is a small commercial area there but there is a 30-40 acre solar farm there in the back corner. Emily Calderon said this is not in the City and that it is zoned by the County. Eric Williams said both the Northwest and Northeast corners of that area were looked at for student housing at one point.

The Committee was distributed a list of different land uses and was asked to identify if each one should be a permitted use.

Emily Calderon reminded the Committee they are trying to get rid of the Special Interest Planning Area. She said they are looking for more detail with what future land use will be in this area.

Committee will have the tasks completed to staff within two weeks.

- V. NEW BUSINESS - None**
- VI. OLD BUSINESS - None**
- VII. ADJOURNMENT – Motion to adjourn by Mike Pierceall.**