



Meeting Date: August 16, 2021
Meeting Time: 7:00 P.M.
Meeting Location: City Hall
 118 Hillsboro Avenue

PLAN COMMISSION AGENDA

Commission Members

Michael Boline, Chair
 Beth Schlueter, Vice Chair
 Cari Wencewicz, Designated Alt.
 David Gerber
 Mike Pierceall

Brian Pepper
 Kent Scheffel
 Kevin West
 Andrea Miracle
 Tim Harr

I. ROLL CALL

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES

A. Regular Meeting Minutes – 6-21-21

IV. LAND USE CASES

A. **Case 2021-32** – Bluff Falls
 Preliminary Plat
 Developer: Crevo Capital
 Engineer: TWM

V. PUD CONCEPTUAL WORKSHOPS

A. **Case 2021-33** – Pfund Construction – A Conceptual Project Workshop for Cottage Walk Planned Unit Development (PUD) located at 202 and 210 E Schwarz Street (PID: 14-2-15-11-15-404-014 & 14-2-15-11-15-404-015). The proposed PUD is a ±0.54 acre site that will include 8 single-family dwellings with 18 parking spaces. The property is zoned B-1C Downtown Transition District.

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.

- B. Case 2021-34** – Pfund Construction – A Conceptual Project Workshop for Charles Cove (aka Park Street at Marine Road) Planned Unit Development (PUD) located at 7074 Marine Road (PID: 14-2-15-12-04-401-010). The proposed PUD is a ±0.68 acre site that will include 9 single-family dwellings, four (4) of which have one-car attached garages, as well as 12 spaces contained in one parking lot. The property is zoned R-1 Single-Family Residential District.

VI. PUBLIC HEARINGS

- A. Case 2021-37** – A text amendment adding Section 1248.02.31 to the Zoning Code, regulating short-term rentals within the City of Edwardsville. Said text amendment also updates definitions related to short-term rentals, located in Section 1252.02 of the Zoning Code.
- B. Case 2021- 38** – A text amendment to Section 1244.02.3 adding building height to the list of permissible variances.

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

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