



**Meeting Date:** August 16, 2023  
**Meeting Time:** 6:00 P.M.  
**Meeting Location:** City Hall  
118 Hillsboro

# PLAN COMMISSION AGENDA

## Commission Members

Michael Boline, Chair  
Ashley Niebur Sharp, Vice Chair  
David Gerber, Designated Alt.  
Kent Scheffel

Tim Harr  
Tom Butts  
Blake Wagahoff  
Bryson Baker

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## I. ROLL CALL

## II. PUBLIC COMMENT

## III. APPROVAL OF MINUTES

- a. June 21, 2023 Minutes

## IV. PROJECT UPDATES

## V. OLD BUSINESS

## VI. NEW BUSINESS

- a. Comprehensive Plan Update Overview Presentation by PGAV
- b. Election of Officers

## 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.*

**PLAN COMMISSION**  
**June 21, 2023**  
**6:00 PM**  
**MINUTES**

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

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

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 6:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

**I. ROLL CALL:**

	<u>Present</u>		<u>Absent</u>
Mike Boline, Chairman	Justin Venvertloh		Tim Harr
Ashley Niebur Sharp, Vice Chair			
David Gerber, D. Alt. ( <i>Arrived Late</i> )			
Kent Scheffel			
Tom Butts			
Blake Wagahoff			
Bryson Baker ( <i>Arrived Late</i> )			
Breana Buncher			
Tammy Kehrer			

**II. PUBLIC COMMENT:** None

**III. APPROVAL OF MINUTES**

**A. Plan Commission Minutes – 4/5/23**

MOTION: Move for Approval (Scheffel), SECONDED: (Butts)

ROLL CALL: 3 Ayes, 0 Nays, 2 Abstain (Niebur Sharp, Butts)

**IV. CASES**

**A. Case 2023-20 – The Pfarm**  
PUD Site Plan/Final Plat  
Developer: Pfarm, LLC  
Engineer: TWM

The developer is Pfund Construction. It is zoned R-2 Multiple Family Residential and is approximately 1.81 acres in size.

The site generally slopes from the northeast to the southwest with Mill Creek meandering along the southern and eastern boundary lines.

The City of Edwardsville serves the site with sanitary sewer and water. Ameren provides electric and gas.

There are 24' wide access aisles off East Union Street for two parking lots.

Sidewalks are existing along East Union Street.

The 2010 Comprehensive Plan identifies this as Neighborhood. The PUD is in compliance with the Comprehensive Plan.

The PUD Site Plan/Final Plat will effectively plat the fourteen building envelopes as the Pfarm Subdivision along with drainage and utility easements. Greenspace dedication will also occur with this plat.

**Staff Recommendation:**

Staff recommends approval of the Site Plan and Final Plat with the condition that all outstanding issues discussed and listed in the staff report be addressed before the Chairperson signs off on the plat for recording. These include:

- 1.) Update the County Clerk certificate with the correct County Clerk name
- 2.) In Note 3, change Ironworks to The Pfarm
- 3.) Provide location and area (in acres) of active and passive greenspace separately on both site plan and final plat
- 4.) Label fencing in between building envelopes on the site plan
- 5.) Submit landscape plan and landscape calculation sheet
- 6.) Submit dumpster enclosure permit
- 7.) Provide copy of the covenants and restrictions

Justin Venvertloh was present on behalf of the developer. He stated that what was approved at City Council is what was built. He also stated that all comments have been addressed. He said what was approved on the landscape plan is what was done, but they just need to do the calculations.

MOTION: Move for Approval subject to the conditions that are included in the Staff Recommendation (Butts), SECONDED: (Scheffel)

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

**V. PROJECT UPDATES** – The Comp Plan was discussed.

Mike Boline asked about the selection of the firm for the Comp Plan. Breana Buncher stated one has been chosen and they are just finalizing it. She said the committee will be sent an email regarding this.

Ashley Niebur Sharp asked if there would be representatives from Plan Commission on a steering committee. Breana Buncher stated she was not sure.

**VI. OLD BUSINESS** – None

**VII. NEW BUSINESS** – Mike Boline asked about Officer elections. It was stated that it had to appear on the agenda before a vote could be taken. This will be put on the next Plan Commission agenda.

**VIII. ADJOURNMENT** – Motion to adjourn by Mike Boline.