



**Meeting Date:** December 17, 2020  
**Meeting Time:** 7:00 P.M.  
**Meeting Location:** City Hall  
 118 Hillsboro Avenue  
 and via Zoom

# PLAN COMMISSION AGENDA

## Commission Members

John McDole, Chair  
 Michael Boline, Vice Chair  
 Beth Schlueter, Designated Alt.  
 Greg Coffey  
 David Gerber  
 John Mullane

Brian Pepper  
 Mike Pierceall  
 Kent Scheffel  
 Cari Wenczewicz  
 Kevin West

### I. ROLL CALL

### II. PUBLIC COMMENT

*Members of the public may submit comments to this meeting by calling 618-307-1715 and leaving a message or by emailing [publiccomment@cityofedwardsville.com](mailto:publiccomment@cityofedwardsville.com). Comments will be read at the meeting.*

Members of the public may also join the meeting and make comment by clicking the link below and/or by calling the phone numbers provided below:

Please click the link below to join the webinar:

<https://zoom.us/j/96899843795?pwd=T1FHcEZDWVhZWpUmxtQ294NW44Zz09>

Passcode: 461839

Or iPhone one-tap :

US: +13126266799,,96899843795#,,,,,0#,,461839# or

+16465588656,,96899843795#,,,,,0#,,461839#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

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*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.*

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

- A. Regular Meeting Minutes – 11-16-20

### **IV. PUBLIC HEARINGS**

- A. Case 2020-44: Anderson Real Estate, LLC is requesting a PUD Amendment to Anderson Goshen Campus located at the northeast quadrant of the intersection of Goshen Road and District Drive. The PUD Amendment will add 4.5 acres identified as PIDs 10-1-16-19-00-000-001.017 to the PUD and will increase the number of buildings from 3 to 5. The existing PUD is zoned Town Center District in the I-55 Corridor District and the PUD Amendment is proposed to carry the same zoning classification.
- B. Case 2020-45: GG Madison, LLC is requesting a PUD Amendment for Outlot 2 of 157 Center to allow one food truck to operate on the subject property. The subject property is located at 2 157 Center and is better identified as PID 14-2-15-22-00-000-041. The property is currently zoned B-2 Commercial / Business District with a PUD Overlay. All other conditions of the PUD Development plan will remain in effect.

### **V. OLD BUSINESS**

- A. Case 2020-46: A text amendment adding Design Guidelines as an appendix to the Zoning Code, Appendix A of the Codified Ordinances of the City of Edwardsville. The Design Guidelines apply to every zoning district and contain site, landscaping, and building design elements that will be required for new development in the City.

### **VI. NEW BUSINESS**

- A. Resignation of John Mullane from Plan Commission.

### **VII. ADJOURNMENT**

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