

PLAN COMMISSION

January 7, 2026

6:00 PM

MINUTES

Approved: 

Date: 2-4-26

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:

Present

- Ashley Niebur Sharp, Chair
- Mike Boline, Vice Chair
- David Gerber
- Tim Harr
- Blake Wagahoff
- Kent Scheffel
- Keith Page
- David Boyer
- Ryan Zwijack, Staff
- Breana Buncher, Staff
- Andrea Miracle, Ward 3 Alderman
- Marsha Maller, TWM

Absent

- Lance McOlgan
- Bryson Baker

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Plan Commission – 12/17/25

MOTION: Move to Approve (Harr), SECONDED: (Page)
ROLL CALL: 6 Ayes, 0 Nays, 2 Abstain (Niebur Sharp, Scheffel)

IV. CASES

- A. Case 2025-33 – Tru-Home2 Dual Brand Hotel**
Preliminary Subdivision Plat
Developer: Old Capitol Properties LLC
Engineer: TWM

The subject property is located on the northwest corner of Illinois Route 157 and Governors Parkway. The plat contains 2 proposed lots. The approximate property size is 3.64 acres. It is designated as "B-2" Commercial Business District.

Water and sanitary sewer service, and fire protection will be provided by the City of Edwardsville. Electric and gas are provided by Ameren Illinois.

The subject property is undeveloped with some vegetation along the south property line. The proposed preliminary plat is required to have 4% of either active or passive greenspace. The developer is proposing approximately 6,582 square feet. They are required to provide 6,343 square feet. The subdivision is to be accessed by one entrance on IL Route 157 located on the west side of the property. Access to Governors Parkway from any lot is strictly prohibited as Governors Parkway is access controlled.

There is an existing sidewalk along the west side of the property. The developer is requesting a variance for the required sidewalk along Governors Parkway stating that all other developed lots along Governors Parkway do not have sidewalks. The developer indicated in their subdivision variance application that if they were to install a sidewalk it would have no connection creating safety risks.

Staff Discussion:

The proposed subdivision meets all the requirements for the Land Development Code and the Zoning Code except the sidewalk standards that they are requesting a variance for.

Standards of Review for Subdivision Variances:

Plan Commission should consider the following items when considering the sidewalk variance request.

- (a) The proposed variance is consistent with the general purposes of the Code (see section 1-1); and
- (b) Strict application of the subdivision requirements (see article 5) would result in great practical difficulties or hardship to the applicant, not a mere inconvenience; and
- (c) The proposed variance is the minimum reasonable deviation from the subdivision requirements that will alleviate the difficulties/hardship; and
- (d) The plight of the applicant is due to peculiar circumstances not of his own making; and
- (e) The peculiar circumstances creating the variance request are not applicable to other tracts; and
- (f) The variance, if granted, will not materially frustrate implementation of the municipal comprehensive plan including the official map; and
- (g) The variance will result in a positive benefit to the city, or will prevent environmental damage, loss of tree cover, increase runoff, or increased erosion and sedimentation.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat.

The Preliminary Subdivision Plat was presented by staff and discussed by the board.

MOTION: Move to Approve (Harr), SECONDED (Page)

ROLL CALL: 8 Ayes, 0 Nays, 0 Abstain

V. PROJECT UPDATES –

VI. OLD BUSINESS –

A. Case 2025-39 – Text amendments to Chapter 1250.13 – Off-street parking and loading; tables of the Codified Ordinances of the City of Edwardsville

A discussion was held regarding proposed edits to this case. Staff will prepare the edits and provide further details at the next meeting.

MOTION: Move to Table (Harr), SECONDED (Gerber)

ROLL CALL: 8 Ayes, 0 Nays, 0 Abstain

B. Case 2025-40 – Text amendments to Chapter 1228 – Landscaping and screening of the Codified Ordinances of the City of Edwardsville

A discussion was held regarding proposed edits to this case. Staff will prepare the edits and provide further details at the next meeting.

MOTION: Move to Table (Harr), SECONDED (Gerber)

ROLL CALL: 8 Ayes, 0 Nays, 0 Abstain

VII. NEW BUSINESS – None

VIII. ADJOURNMENT – Motion to adjourn by David Gerber. Seconded by David Boyer.