

**LAND USE COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**

*January 20, 2022*

Approved: 6:00 PM  
*Cari Wenciewicz*

Date: 2/22/22

**PRESENT**

Kent Scheffel  
 David Gerber  
 Andrea Miracle  
 Tim Harr

Paul Hanson  
 Mike Rathgeb

**ABSENT**

Cari Wenciewicz, Chairman  
 Beth Schlueter, Vice Chair  
 Brian Pepper

Emily Calderon, Staff  
 Breana Buncher, Staff  
 Tammy Kehrer, Staff  
 Eric Williams, Staff

**I. PUBLIC COMMENT - None**

**II. APPROVAL OF MINUTES**

A. Land Use Minutes of October 21, 2021

MOTION: Mr. Harr. Approval of the minutes of October 21, 2021 are so moved.

SECONDED: Mr. Gerber.

VOICE ROLL CALL: 4 Ayes, 0 Nays, 0 Abstain

**III. LAND USE CASES**

- A. Case 2022-06 Gerber Park  
 PUD Development Plan  
Developer: Boulder Holdings, LLC  
Engineer: TWM

This is at the intersection of Governor's Parkway and Gerber Road. It is approximately 3 acres of land and is identified as "Neighborhood" in the 2010 Comprehensive Plan.

The proposal is for a Terrace Home Community. There will be 21 homes consisting of 6 buildings with three 4-unit and three 3-unit. There will 81 parking spaces consisting of 30 garage spaces, 30 driveway spaces, and 21 additional spaces. These will be owner-occupied with maintenance free living.

The homeowners association will own and maintain all of the common space, roadways,

greenspace areas, and the exterior of the buildings.

There is a 25 foot setback shown to the perimeter lines of the property and between the structures it will be 15 feet.

The utilities will be City of Edwardsville for water and sewer and Ameren for electric and gas. The storm sewer system on site will be privately owned and take the storm water from the development over to the western edge of the property where the ground naturally slopes to a detention basin.

Access to the development will be one access point immediately across from the Stonebrooke subdivision off Gerber Road.

There will be a sidewalk provided to funnel all the pedestrians from the development up to the crosswalk on Gerber Road and pedestrians will be able to use the sidewalk on the north side of Gerber Road to get down to the intersection.

The greenspace requirements will be exceeded with this development giving plenty of open space.

With regard to design guidelines, the buildings will meet the R-2 guidelines as well as the R-1 guidelines.

Mike Rathgeb was present to discuss the development. He went through the renderings that were presented. The single story units will be geared to the empty nesters. The units with a single car garage and all bedrooms upstairs will be geared to the millenials. The price point will be between \$300,000 and \$400,000. He said this development will address lifestyle as certain segments of the population want a maintenance free lifestyle. He went through the site plan discussing the layout of the development and explained why they are placing the units in the way they are. There are going to be 20 homes now versus the 21 previously presented.

David Gerber asked how many single family homes could be built there if it wasn't a PUD. Emily Calderon stated it would be 17.

Tim Harr stated this development is a very good use of a PUD.

Mike Rathgeb said these would be townhomes from a legal description standpoint for financing purposes.

Emily Calderon went over the variations being sought.

**Variations:**

- 1.) More than one principal structure on a lot
- 2.) 20 foot minimum setback to Gerber Road
- 3.) Minimum 15 foot setback between buildings
- 4.) Sidewalks provided as shown
- 5.) Parking/drive aisle located 4 feet from east property line

Staff recommendation would be to approve with the following edits made prior to Plan

Commission:

- 1.) Indicate Boulder holdings as owner/developer
- 2.) Indicate ROW acreage
- 3.) Site plan should be re-labeled from P. 1 to P. 3
- 4.) Indicate POC and POB on page 2 of PUD Development Plan
- 5.) Building footprints scale to 65 feet x 90 feet. Please add these dimensions to the site plan.
- 6.) Add number of off-street parking spots provided in parking trays/areas
- 7.) Sanitary sewer needs to be shown clearly on the site plan
- 8.) Setback layer needs to be brought to the front so that they are clearly visible
- 9.) Please indicate pavement width on plans
- 10.) Please provide covenants and restrictions
- 11.) Need ECOCAT, IHPA, NFIP, and FIMA flood map letters
- 12.) Remove all references to silo accessory structure on plans (p.1 site plan)
- 13.) Indicate where the proposed location of signage for the PUD Development Plan will be located on the site plan
- 14.) Add to narrative: request for drive aisle to be less than 5 feet from east side lot line
- 15.) Address design guidelines

MOTION: Approve with staff recommendations (Gerber), Seconded (Harr).

VOICE ROLL CALL: 4 Ayes, 0 Nays, 0 Abstain.

#### IV. ADJOURNMENT

Motion to adjourn by Mr. Scheffel.