

PLAN COMMISSION

February 20, 2019

7:00 PM

MINUTES

Approved: John Mullane

I. ROLL CALL:

Present

V. Armouti
 G. Coffey
 D. Gerber
 J. McDole
 J. Mullane
 M. Rabe
 B. Schlueter
 K. West
 E. Fultz, Staff
 C. Porter, Staff
 L. Schneck, Staff
 W. Williams, Staff
 J. Venvertloh, TWM
 G. Gamblin, 1111 N. Oxfordshire, Edwardsville
 J. VanMatre, 400 S. 4th, Edwardsville
 (1 name and address illegible)

Absent

M. Brandmeyer
 M. Pierceall

II. APPROVAL OF MINUTES

A. Minutes of the regular meeting for November 19, 2018.

John Mullane stated that after roll call was taken, it was determined there was not enough members present to conduct the meeting so the meeting was adjourned. He would like for the minutes to reflect only those items.

B. Minutes of the special meeting for November 26, 2018.

III. PUBLIC HEARING

- A. Case 2019-02: 157 Center – Outlot 2
 PUD Amendment
 Developer: GG Madison LLC
 Engineer: Thouvenot Wade & Moerchen Inc.

Emily Fultz gave staff's report for this case. The request is for a reduced setback on the south property line. The original PUD was approved in 1996 and went through an amendment which was approved last year. The property is zoned B2 Commercial Business District and is just under one acre in size. The entire PUD is approximately 4.05 acres. The request for the PUD amendment would reduce the south setback from the required 25 feet to 18 feet. The remainder of the PUD will be unchanged. The conditions which were approved in 2018 will remain in effect. The applicant is proposing to enclose the outdoor patio area with a building addition of approximately 1000 square feet in area. This is what necessitates the PUD amendment. They

will also be updating the landscaping, adding some parking, and doing façade updates to building. Staff recommends approval of the PUD amendment requested.

John McDole added the footprint of the patio currently is larger than the proposed addition.

Greg Coffey asked if the patio was in compliance previously. John Mullane stated because it was never an enclosed part of the building, it would have never been a compliance issue.

Justin Venvertloh with TWM, present to speak on behalf of the petition. Everything has been covered by staff's presentation. He would be happy to answer any questions the board may have.

Beth Schlueter stated the only property affected by the reduced setback would be a parking lot. The owners of that parking lot are okay with the reduced setback? Emily Fultz stated the neighboring property owners were notified by certified letters. There has been no feedback one way or another. Justin Venvertloh stated they have been in contact with the owners to purchase a strip of land to avoid the PUD process but it seemed like this was the cleaner approach to take.

Veronica asked if anyone in the audience had any questions or comments regarding the request. No comments made.

MOTION: Rabe. Move the amendment be approved by Plan Commission. SECONDED: McDole / Gerber. VOICE ROLL CALL: 8 Ayes, 0 Nays, 0 Abstains.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

VII. NEXT MEETING

Next meeting will be Monday, March 18, 2019 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.