

COMPREHENSIVE PLAN SUB-COMMITTEE

EDWARDSVILLE PLAN COMMISSION

February 23, 2022

6:00 PM

Approved: _____



Date: _____

04-18-2022

I. CALL TO ORDER

PRESENT

Mike Pierceall, Chairman
 David Gerber
 Beth Schlueter (Arrived Late)
 Cari Wencewicz
 Mike Boline
 Breana Buncher, Staff
 Tammy Kehrer, Staff
 Eric Williams, Staff

ABSENT

Ashley Niebur Sharp

A meeting of the Plan Commission's Comprehensive Plan Sub-Committee was held on Wednesday, February 23, 2022, and the following items were discussed:

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

- A. Minutes of the regular meeting for January 20, 2022.

MOTION: Move for Approval (Gerber). SECONDED: (Wencewicz)

ROLL CALL: 3 Ayes, 0 Nays, 0 Abstain

IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION

A. Comprehensive Plan Update

- 1.) American Bottom Special Interest Planning Area
- 2.) Northeast and Northwest corners of the intersection of New Poag Road and North University Drive

Two options were summarized of maps that the Committee had completed. The first option would be to change all the Special Interest Planning Area to Neighborhood. Neighborhood does allow for some commercial uses. The second option would keep some of the Special

Interest Planning Area and rewrite the section that is considered the American Bottoms.

Mike Pierceall said the perceived flood plain area by the bluff should get looked at with regard to planning for this particular area. The topography and drainage in the area should be addressed. The demand for the area should be looked at in regard for the next 5, 10 to 15 years. He agrees with the intersection area of 255 being a commercial node area. He feels the Open Space Limited Development area needs to be expanded more than what's on the options shown.

Mike Boline asked if Open Limited Development is defined in the Comp Plan and what zones would make up the area once the area is developed. He asked if Conservation and Agriculture would be the two zones that would fit into that area. Breana Buncher stated that would be correct.

Committee all agreed that everything west of the railroad would be Commercial.

Mike Boline asked is SIUE has a long term plan and if there were any plans near the ballpark. Eric Williams stated they do have a master plan that he believes is on their website.

Mike Pierceall stated he checked the FEMA maps for that area and said it says it was unmapped. He wanted to know what the status of that is. Eric Williams responded it is still being shown as levy protected and are still in the process of adopting new maps.

Mike Boline would like to see the areas designated Neighborhood have development standards that are different than what already exists in the City. David Gerber stated you would have to go into the Land Development Code and update it to reflect that change.

As the Committee proceeds with this, David Gerber suggested getting a copy of the SIUE master plan so they can plan around that.

Breana Buncher stated they will be editing Option #2 and adding more open space to that and keeping the rest of that still as Special Interest Area.

David Gerber asked about the Northeast area of the map (New Poag Rd. & North University Drive) that has solar panels on it. He thought that would be considered Institutional or Open Limited Development.

- V. NEW BUSINESS - None**
- VI. OLD BUSINESS - None**
- VII. ADJOURNMENT – Motion to adjourn by Mike Pierceall.**