

# PLAN COMMISSION

March 15, 2023

6:00 PM

## MINUTES

Approved: 

Date: 4-5-23

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**

- Mike Boline, Chairman
- Ashley Niebur Sharp, Vice Chair
- Kent Scheffel
- Tim Harr
- Bryson Baker
- Tom Butts
- Steve Stricklan, Staff
- Tammy Kehrer, Staff
- Claire Iott, Staff

**Absent**

- David Gerber, D. Alt.
- Andrea Miracle
- Blake Wagahoff

### II. PUBLIC COMMENT: None

### III. APPROVAL OF MINUTES

- A. Plan Commission Minutes – 12/19/22

MOTION: Move for Approval (Harr), SECONDED: (Scheffel)  
 ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain

### IV. CASES

- A. **Case 2023-05** – One 57 PUD  
 PUD Site Plan/Final Plat (Amended)  
Developer: One 57 Partners, LLC  
Engineer: CMT

The zoning is B-2 Commercial/Business District PUD and the property size is 2.48 acres.

The Site Plan and Final Plat was approved in June 2022.

This came before Plan Commission in November 2022 for the amended PUD. At that time, the PUD was amended to include the canopy structure to the building.

The Plan Commission previously voted to approve the PUD Amendment. It included the addition of an attached canopy structure (47.5' x 28') and a freestanding outdoor bar (8' x 20') that will be located under the canopy that will be enclosed seasonally.

The site plan will serve as the final plat for the amended PUD.

It is consistent with the approved PUD Amendment.

Staff Recommendation:

Staff recommends approval of the site plan for the amended PUD.

Committee discussion began at this point.

Tim Harr asked if staff had met with the developer to discuss additional fencing to help with the light spillage. Steve Stricklan stated staff met with the developer on-site. He stated staff felt additional fencing would not address the concerns.

MOTION: Move for Approval (Harr), SECONDED: (Butts)

ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain

**V. PROJECT UPDATES** -- None at this time.

**VI. OLD BUSINESS** – Plan Commission By-Laws

Mike Boline asked about Article 6 #3 regarding a tie vote. He likes this language for any case that ends at Plan Commission.

Kent Scheffel suggested it be "When a tie vote occurs, the motion moves to City Council without a recommendation."

Mike Boline suggested if an item ends at Plan Commission, a majority vote is required or the request is denied. If it is an item that is a recommendation to City Council, then a tie vote can move forward without a recommendation.

Ashley Niebur Sharp asked if it puts a project that far behind if there is a denial. Tim Harr stated that according to state statute, there are certain things that have a shot clock.

Tim Harr asked staff to find out which items can have final approval at Plan Commission without going to City Council.

For Article 7 #2, Mike Boline stated there was discussion if they could ask if people were City residents. Steve Stricklan will check with the City Attorney to see if they could ask this. Ashley Niebur Sharp stated she would like to see the verbiage remain that says they may volunteer their address.

Committee decided to hold this item.

**VII. NEW BUSINESS** – Mike Boline stated I5 completed their housing study and said there are things that are pertinent to the Board. He asked that the City Planner send the full housing study to the Plan Commission members.

**VIII. ADJOURNMENT** – Motion to adjourn by Mike Boline.