I. ROLL CALL:

Present
M. Brandmeyer
G. Coffey
D. Gerber
J. McDole
J. Mullane
M. Rabe
K. West
E. Fultz, Staff
C. Porter, Staff
L. Schneck, Staff
W. Williams, Staff
David Oates, Oates Associates
J. Perry, County Clerk

Absent
V. Armouti
M. Pierceall
B. Schlueter

II. APPROVAL OF MINUTES

A. Minutes of the regular meeting for February 20, 2019.

MOTION: Gerber. Motion to approve the minutes as submitted. SECONDED: Coffey.

Minutes of the February 20, 2019 meeting herby approved and passed.

III. PUBLIC HEARING

A. Case 2019-03: Edwardsville Marketplace
Final Plat
Developer: SM Properties Edw., LLC
Engineer: Oates Associates

Emily Fultz gave staff’s report. The subdivision involves Lots A, B & C. Originally when submitted as the Preliminary Plat, Lot C was located on the corner of Governors Parkway and Troy Road and what is now Lot C was identified as Lot D. The developers decided to only divide Lot C. Utilities are already located at this lot which makes the development of this lot easier. The lot lines of Lots A and B are shifting slightly. The property is zoned B-2 Commercial Business District. It is approximately 18.26 acres. The Comprehensive Plan identifies this area as commercial. The proposal is in line with the Comprehensive Plan.
For commercial subdivisions, 4% of the land area is to be dedicated as greenspace. That has been accomplished by a 3-foot perimeter strip along the north, west and south lines of Lot C.

Lot C is currently within a drainage easement. The area outlined with cross hatching is the area to be vacated. The stormwater detention for this lot will be underground. They will be accounting for the runoff for this lot and also additional stormwater for improvements as well. This Final Plat is straightforward with a boundary adjustment and one additional lot.

John Mullane stated City Council granted a variance for the sidewalks. Emily Fultz agreed and added it was approved during the Preliminary Plat stage.

Mark Rabe asked if there will be any adverse effect on traffic from this additional lot. Emily Fultz stated none is expected.

MOTION: Rabe. Move the Plan Commission recommend approval of this Final Plat to City Council as presented. SECONDED: McDole. VOICE ROLL CALL: 6 Ayes, 0 Nays, 1 Abstains.

IV. OLD BUSINESS

Emily Fultz gave an update on the Zoning Code changes proposed and where to find information on the City’s website as updates become available. There will be a joint workshop for Phase 2 of the Zoning Code update which will include improving processes for developments including PUDs. Staff will be seeking the input from the residents, developers, board members and elected officials. They will also be discussing design guidelines for commercial development. The workshop will be held at the Wildey on Wednesday, April 3, 2019 from 6:00 pm to 9:00 pm.

V. NEW BUSINESS

The Land Use Committee meeting which was scheduled for Thursday, March 21, 2019 will need to be rescheduled. There will not be enough members available that evening for a quorum. Staff will notify the members of a rescheduled date and time.

Ordinance Committee met on March 11, 2019. The committee spent a large amount of time going through Chapter 1252 - Definitions. The amendment to B-1 and creation of MU-1 district which was on the agenda will be discussed at the next Ordinance Committee meeting. The Food Truck ordinance was also discussed. The ordinance as it has been written was approved to move forward. It will allow for food trucks within the M-1 Light Manufacturing district which is needed for large employers within that area. Staff realizes this is just the first step to this new ordinance.

VI. ADJOURNMENT

VII. NEXT MEETING

Next meeting will be Monday, April 15, 2019 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.