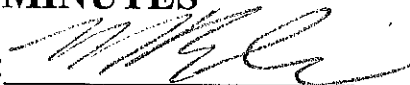


# PLAN COMMISSION

March 21, 2022

7:00 PM

## MINUTES

Approved: 

Date: 6/22/22

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 7:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

### I. ROLL CALL:

	<u>Present</u>	<u>Absent</u>
Mike Boline, Chairman	Justin Venvertloh	Beth Schlueter, Vice Chair
Cari Wencewicz, D. Alt.	Chris Byron	
Tim Harr	Caroline Byron	
David Gerber	Roman Ferdinand	
Andrea Miracle	Melanie Haroian	
Mike Pierceall	Beth Denmon	
Kent Scheffel		
Ashley Niebur Sharp ( <i>Arrived Late</i> )		
Tom Butts		
Blake Wagahoff		
Bryson Baker		
Emily Calderon, Staff		
Breana Buncher, Staff		
Tammy Kehrer, Staff		
Ryan Zwijack, Staff		

### II. PUBLIC COMMENT: None

### III. APPROVAL OF MINUTES

#### A. Minutes of the regular meeting for February 23, 2022.

MOTION: Move for Approval (Scheffel), SECONDED: (Gerber)

ROLL CALL: 8 Ayes, 0 Nays, 2 Abstain (Harr, Baker)

### IV. PUD DEVELOPMENT PLAN

- A. **Case 2022-10** – Dorset Court Plaza LLC – Planned Unit Development – Development Plan for Dorset Court Plaza Planned Unit Development (PUD) located at the terminus of Dorset Court (PID: 14-2-15-15-15-401-018, 14-2-15-15-15-401-019.001, 14-2-15-15-15-401-019). The proposed PUD is ±1.24 acres in area and includes one 3-story building with 28 dwelling units and 58 surface parking spaces. The property is zoned R-2 Multiple-Family Residential District.

The Comprehensive Plan has this area identified as Neighborhood.

The proposal is for 28 upscale apartments located within one three-story structure with walk out apartments on the lower level and will be a mix of one to two bedroom units.

The setbacks for this will be 35 feet from the front and 12 feet from the north property line and 15 feet from the south property line. The rear setback will be 25 feet.

The utilities for the site will be Ameren for electric and gas, City of Edwardsville for water and sewer, and they will be providing a private storm water system.

The access to the property will be off Dorset Court and the parking will be 58 spaces.

They are proposing .15 acres of active green space and .09 acres of passive green space which exceeds the 20% threshold for R-2 PUD developments.

They are providing sidewalks internally (private) throughout the development and providing a trail connection to the MCT Trail.

This development satisfies building materials for R-2 building design guidelines.

The density that is being proposed at this site is 28 dwelling units and what's permitted is 13 dwelling units.

The following code inconsistencies have been identified:

- 25 foot minimum rear setback – *they are required to have a 40 foot setback*
- Parking lot in front yard – *with multiple family developments, they are required to be in the side or rear yard*
- Twenty-eight (28) units instead of the permitted thirteen (13) units

There are some added City benefits that would occur as a result of this development and they are as follows:

- Water line easement to loop water line between Devon Court and Dorset Court
- Trail access (require 4 compact car parking spaces) – *this will allow for some room between the property line, connection trail, and the parking lot*

Staff Recommendation:

Staff recommends approval of the PUD Development Plan with requested variances and staff's requested changes.

Public comment was taken at this time.

Roman Ferdinand, a resident of Dorset Court, spoke regarding his concerns with this proposal. He stated there are violations of the ordinance such as yard coverage, parking in the front, and density. He said the developer has acknowledged these and is seeking variances for these. He said this project is too big for a lot that is too small.

Melanie Haroian, a resident of Dorset Court, spoke regarding her opposition to this development. She does not believe there is a need for additional apartment housing in the City.

Beth Denmon, owner of a property on Dorset Court, spoke regarding her opposition to this. The unit she owns will run parallel to the proposed parking lot and the sidewalk trail head. The concerns she spoke about were as follows:

- Reduction in her property value
- Development too large for crowded street
- Safety concerns regarding trail head
- Drainage issues

- Car lights from parking lot

Breana Buncher read into record an email of concern from Stephanie Lewis, a resident of Dorset Court. She feels the project would be too close to her back patio, would cause drainage issues, and should be much smaller in scope.

Justin Venvertloh addressed the headlight spillover from the parking lot. He said the landscape plan has ample plantings along the eastern property line that would allow them to blanket the property line. They would be planting evergreen trees.

Tim Harr asked if there was any consideration given to putting a trail connection to the parking lot itself. Justin Venvertloh responded that typically MCT likes it to be dedicated but they could check to see if that would be possible.

Tom Butts asked how many apartments will be handicapped accessible. Chris Byron responded the entire first floor will be handicapped accessible.

Justin Venvertloh stated they are asking for the reduced setback in the rear so the parking could be in the front because the topography of the land slopes from Dorset Court to the west.

Chris Byron stated the plan is to not take out any significant trees.

Mike Boline asked Ryan Zwijack to speak about the drainage issues that people are concerned with. Zwijack said the soil behind the development is highly erosive. He said the proposed detention basin appears to be adequate for the size of the development.

Ryan Zwijack stated in 2006, the looping of the water lines from Devon Court to Dorset Court was identified on plans. He said it is to be determined how they will cross the City property to make this connection.

Chris Byron stated the demand for apartments is exponential right now with there being a high demand for one and two bedroom apartments.

Tom Butts stated his biggest concern with this development is the density.

Mike Boline stated if the developer is providing something unique in the market, then that would be reason enough to pursue a PUD.

Committee discussed landscaping details. Justin Venvertloh said a detailed landscape plan will be provided with the site improvement plans.

MOTION: Approve with staff recommendations. Also add appropriate screening of the parking lot and allow 4 compact parking spaces (Harr), Seconded (Gerber)

ROLL CALL: 11 Ayes, 0 Nays, 0 Abstain

- V. **PROJECT UPDATES** – Emily Calderon distributed a handout with information regarding this.
- VI. **OLD BUSINESS** – The status of the housing study was discussed.
- VII. **NEW BUSINESS** – Two new Plan Commission members were welcomed to the Committee. They are Blake Wagahoff and Bryson Baker.
- VIII. **ADJOURNMENT** – Motion to adjourn by Mike Boline.