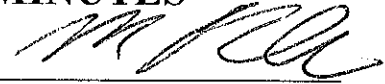


PLAN COMMISSION

April 5, 2023

6:00 PM

MINUTES

Approved: 

Date: 6/21/23

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:

	<u>Present</u>	<u>Absent</u>
Mike Boline, Chairman	Joe Gugger	Ashley Niebur Sharp, Vice Chair
Kent Scheffel	Alvis Dallas	David Gerber, D. Alt.
Tim Harr	Ruth Holtmann	Bryson Baker
Andrea Miracle	Chad Hartlieb	Tom Butts
Blake Wagahoff	Ken Hartlieb	
Steve Stricklan, Staff	Carol Depping	
Eric Williams, Staff	Paul Steiner	
Tammy Kehrer, Staff	Ruth Wise	
Elizabeth Grant, Ward 7 Alderman	Mike Borgini	
Cathy Hensley	Kevin Autenrieb	
	Jane Ahasay	
	Phil Slemmer	
	Don Langey	

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Plan Commission Minutes – 3/15/23

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

ROLL CALL: 3 Ayes, 0 Nays, 2 Abstain (Miracle, Wagahoff)

IV. CASES

A. Case 2023-04 – A public hearing regarding a rezoning of properties within the I-55 Corridor Zoning District from TC Town Center, MUC Mixed Use Commercial and NR Neighborhood Residential to one of Goshen Center, Goshen Mixed Use, Goshen Commercial, Pin Oak Commercial, and Residential.

The following has occurred with the I-55 Corridor rezoning:

- Code review in 2017
- 3-phase code update in 2018
- May 18, 2020 – Council & Plan Commission Zoom workshop with stakeholders

- Appendix B—I-55 Corridor Zoning District recommended by Plan Commission July 2022, approved by City Council August 2022
- The I-55 Corridor Code approved in August removed the zoning districts and associated development standards.
- New zoning districts and development standards were added as Appendix B.
- The proposed rezoning would update the zoning map to match City Code.

Eliminated zoning districts

TC-Town Center
 MUC-Mixed Use Commercial
 NR-Neighborhood Residential

Newly approved zoning districts

Pin Oak Commercial
 Goshen Commercial
 Goshen Center
 Goshen Mixed Use
 Residential

Staff Recommendation:

Staff recommends approval of the rezoning.

Several residents were present to express concerns and ask questions regarding the rezoning.

A resident asked if Pin Oak Commercial was annexed into the City. It was stated that it wasn't at this time but that the City has a 1-1/2 mile boundary jurisdiction outside City limits.

A resident asked if the rezoning would affect real estate taxes and why the zoning was going from 3 to 5 zoning districts. Committee/Staff responded that it would not impact real estate taxes and that more zoning districts were being added because that is more appropriate for different types of development.

Staff commented that the text portion was adopted and now the maps are being revised to match the text.

A resident asked what the difference is between Goshen Commercial and Pin Oak Commercial. Committee responded Pin Oak Commercial would be more office space and Goshen Commercial would be more restaurants, shops, and banks.

A resident asked why Goshen Mixed Use was south of Governor's Pkwy. Committee responded that the Anderson Hospital complex set the tone for the area.

The discussion among the Committee members was at this point.

There was a detailed discussion of the map that was presented.

Eventually, Raymond Road would be tying into Governor's Parkway and this would be a good area for Commercial.

Staff stated the Governor's Way preliminary plat has access into Glik Park.

Committee questioned how far Parcel ID # 10-1-16-18-00-000-006 was to the street to the West. There needs to be transparency for any change in zoning.

Committee stated Mixed Use is seen as a buffer.

Committee discussed holding the Parcel ID # 10-1-16-18-00-000-006 for a future date.

MOTION: Move for Approval with no recommendation for Parcel ID # 10-1-16-18-00-000-006 (Harr),
 SECONDED: (Miracle)
 ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

B. Case 2023-12 - Amendment to Chapter 1252.02 (Selected definitions) of Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville.

City staff was approached by a food pantry wanting to know if food retail sales would be allowed as a part of their operations.

- Food Pantry definition:
 - A public or non-profit organization [as established under Internal Revenue Code 501(c)(3)] that, as an integral part of its normal operation, distributes food to needy low-income and unemployed individuals or households to relieve situations of emergency and distress, but does not provide any temporary or permanent on-site dwelling facilities.
 - Retail would not be an accessory use
 - Requires a Special Use Permit in R-1 Single-Family Residential
- Proposed text amendment:
 - A public or non-profit organization [as established under Internal Revenue Code 501(c)(3)] that, as an integral part of its normal operation, distributes food to needy low-income and unemployed individuals or households to relieve situations of emergency and distress, but does not provide any temporary or permanent on-site dwelling facilities. Such an establishment may offer clearly secondary accessory uses, such as retail sales of new or used goods, as a non-integral part of the operations as long as they are conducted in support of the non-profit operations.

Staff Recommendation:

Staff recommends approval of the text amendment.

Committee was in agreement they like the way it's worded.

Staff feels comfortable it is enforceable by the City.

The Director of Development for the Glen Ed Pantry was present. She stated they have plans to build a different building but it is currently on hold. She feels it would benefit more people if they could do retail sales.

The increased traffic, as a result of adding retail sales, was discussed. There is a lot of traffic at certain times but the food service and clothing service hours would be different. They would advertise through social media.

MOTION: Move for Approval (Scheffel), SECONDED: (Miracle)
 ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

V. PROJECT UPDATES – The Comp Plan was discussed. The City is recruiting a consultant to guide them through the process of revising the Comp Plan. The Committee was given a timeline for what to expect in the process of revising the Comp Plan. Staff will consult with Plan Commission throughout the process. The scope will include a review of the existing plan and proposing a new plan. Staff is looking at the Comp Plan as a guiding document that needs to be updated. Some Committee members believe the current comp plan is a great plan and would like to use it and just do some updates.

There was discussion about how Comp Plan was handled back in 2010 when it was updated. When it was done then, the Committee was consulted everytime a section was done.

VI. OLD BUSINESS – Plan Commission By-Laws

There was discussion about what stops at Plan Commission. A flow chart was provided to the Committee to better understand.

Committee discussed specifically Article 6 #3 of the bylaws. They said with any vote, a majority affirmative vote is needed to approve or recommend approval.

MOTION: Move to Approve Bylaws (Scheffel), SECONDED: (Miracle)
ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

VII. NEW BUSINESS – Andrea Miracle has been elected as Ward 3 Alderman and will be leaving Plan Commission. Tom Butts will be resigning from Plan Commission.

VIII. ADJOURNMENT – Motion to adjourn by Mike Boline.