

**ORDINANCE SUB-COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
*April 11, 2022*  
**6:00 PM**

Approved: 6/13/22 Kent Scheffel  
 Date: 6/13/22

**I. CALL TO ORDER**

**PRESENT**

Kent Scheffel, Chair  
 David Gerber (*Arrived Late*)  
 Mike Pierceall  
 Tim Harr  
 Andrea Miracle  
 Mike Boline  
 Emily Calderon, Staff  
 Breana Buncher, Staff  
 Tammy Kehrer, Staff

**ABSENT**

Ashley Niebur Sharp

A meeting of the Plan Commission's Ordinance Sub-Committee was held on Monday, April 11, 2022, and the following proposed ordinance amendments were discussed:

**II. PUBLIC COMMENT:** None

**III. APPROVAL OF MINUTES**

- A. Approval of the minutes from the March 14, 2022 meeting.

MOTION: Pierceall SECONDED: Harr

ROLL CALL: 3 Ayes, 0 Nays, 1 Abstain (Miracle)

**IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION**

- A. Amendment to Section 1248.02.16 – Compost Piles; Public/Private

Currently, the zoning ordinance states it needs be 10 feet from a principal or accessory structure and 15 feet from any property line. The proposed language allows compost piles to be placed closer to property lines. They have put some perimeters on this with the compost bin system being only 5 feet in height and a maximum of 125 cubic feet. There is a provision for compost piles on large lots. If there is a lot larger than 10 acres, you can have a compost pile that can actually be very large. You would get one compost bin per 10,000 square feet in lot area. Some language was added requiring them to be not less than 3 feet from a rear property line or a side property line and not within 20 feet of any home patio, pool, or similar structure on the adjacent property.

Tim Harr and Mike Pierceall stated they believe this will be difficult to enforce.

Tim Harr stated if this ordinance is not addressing a specific problem, then is the purpose to encourage people. He said that seems like over-regulation.

Mike Boline said the only time the City would get involved is if there is a dispute between neighbors.

Andrea Miracle stated it would be an HOA issue in some neighborhoods.

Mike Pierceall said staff needs to be lenient when it comes to structural containment.

Kent Scheffel would like to see the setback requirement 10 feet instead of 3 feet.

David Gerber suggested calling it a compost system for clarity.

MOTION: Approve with recommendations as follows: referring to the collection system as a compost system, changing the setback from 3 feet to 10 feet, and removing egg shells as permitted ingredients (Harr) Seconded: Gerber

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

**B. Addition of Section 1248.02.31 – Electric Vehicle Charging Stations**

Several comments and questions have been received about this. There is no ordinance regulating them at this point. The level 2 and level 3 charging stations would be allowed in any commercial parking lot. This ordinance will add a little bit more to that.

Kent Scheffel asked why Level 1 electric vehicle stations are not permitted in the Conservation District. He feels that people that would be visiting that area would also likely be driving electric cars. Emily Calderon said that could be added.

Tim Harr asked if this is specifically for new commercial lots. Emily Calderon stated the requirement to put the charging stations in would be for new commercial lots or industrial.

Mike Boline asked where it had to be installed at residences. Emily Calderon said a Level 1 charger could be mounted inside or outside of a structure.

Mike Boline asked if a car parked in right-of-way could be charged electrically. Emily Calderon stated they could not.

Mike Pierceall stated he would not support a required number of charging stations at this time.

Committee came to a consensus that the Number Required section should be removed.

Andrea Miracle feels that a required number will be coming in the future and believes they need to think about that.

MOTION: Table (Gerber) SECONDED: Harr

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

- C. Amendment to Ordinance 6708-09-2021 – Short Term Rentals – Type B short-term rentals are being eliminated completely in the residential zoning district. Emily Calderon presented a map that showed that. Committee discussed the map and the boundaries as they were presented and suggested alternatives that may be better.

This would be allowed within the MU-1 District and it's also being proposed to be allowed in the historic LeClaire District.

Mike Boline asked if an overlay versus a buffer is more difficult to manage or maintain as part of the review process. Emily Calderon stated if a residence goes from residential to a B-1 property, that would change the buffer. She doesn't anticipate that to happen very much.

Tim Harr asked if air bnb's were part of the rental inspection program. Emily Calderon said they are not. David Gerber believes they should be a part of that program.

Emily Calderon stated the other thing this ordinance would do is put a bed and breakfast establishment back in as a home occupation and boarding house is being removed from selected definitions.

Staff will revise the map according to Committee's suggestions.

MOTION: Table (Gerber) SECONDED: Pierceall

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

- D. Amendment to Section 1252.02 – Selected Definitions

**V. NEW BUSINESS:** None

**VI. OLD BUSINESS:** I-55 Code Update – Revised code is being worked on and should be out soon.

Mike Pierceall asked about the status of the housing study. Emily Calderon said there was a kickoff meeting with the I-5 group. She said they are in the process of putting together a steering committee. She thought the meeting would take place the third week of May.

Tim Harr asked about the transportation plan. Emily Calderon presented a list of plans from 1989 forward. The Oates long range transportation plan was done in 1999 with an update in 2001. The current Comp Plan did include several of the items from the 2006 I-55 corridor transportation and growth management plan. Those items are included in the transportation section of our current Comp Plan.

**VII. ADJOURNMENT**

Meeting adjourned by Mr. Scheffel.