

LAND USE COMMITTEE
EDWARDSVILLE PLAN COMMISSION

May 19, 2022

Approved: *6:00 PM*
Cari Wenciewicz
 Date: 7/18/22

PRESENT

Kent Scheffel
 David Gerber
 Andrea Miracle
 Bryson Baker
 Breana Buncher, Staff
 Tammy Kehrer, Staff

ABSENT

Cari Wenciewicz, Chairman
 Tim Harr
 Tom Butts

I. PUBLIC COMMENT - None

II. APPROVAL OF MINUTES

A. Land Use Minutes of February 22, 2022

MOTION: Approve (Gerber), SECONDED: (Miracle)

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

III. LAND USE CASES

A. Case 2022-14 One57 PUD
 PUD Site Plan/Final Plat
Developer: One57 Partners, LLC
Engineer: CMT

This property is zoned B-2 Commercial/Business District and is approximately 2.48 acres.

This area is designated Commercial in the 2010 Comprehensive Plan.

This final plat and final PUD site plan will effectively plat this lot as Lot 1 of One57 subdivision.

With this plat, there are no new rights-of-way and new easements provided.

This plat will formally dedicate the greenspace that was proposed with this project.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan and final plat with the following item to be completed prior to Plan Commission approval:

- Completion of transitional buffer yard landscaping and screening

Andrea Miracle asked about the landscaping plan and if staff was okay with it. Breana Buncher stated it does meet the requirements and, at the time of approval, staff was comfortable with it.

Breana Buncher stated this project also had a PUD amendment with it that amended some parking.

MOTION: Approve with staff recommendations (Gerber), Seconded (Miracle).

ROLL CALL: 4 Ayes, 0 Nays, 0 Abstain.

IV. ADJOURNMENT - Motion to adjourn by Mr. Scheffel.