

ORDINANCE SUB-COMMITTEE

EDWARDSVILLE PLAN COMMISSION

June 13, 2022

6:00 PM

Approved: *Kent Scheffel*

Date: *7/11/22*

I. CALL TO ORDER

PRESENT

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

ABSENT

Ashley Niebur Sharp

A meeting of the Plan Commission's Ordinance Sub-Committee was held on Monday, June 13, 2022, and the following proposed ordinance amendments were discussed:

- II. PUBLIC COMMENT:** Alan Vest was present to speak about the violation notice he received for the property he owns on Troy Road. It is about the native plants that he allows to grow to their natural height.

III. APPROVAL OF MINUTES

- A. Approval of the minutes from the April 11, 2022 meeting.

MOTION: Harr

SECONDED: Miracle

ROLL CALL: 5 Ayes, 0 Nays, 2 Abstain (Wagahoff & Baker)

IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION

- A. Electric Vehicle Charging Stations

Both Level 1 and Level 2 charging stations are now allowed in residential areas for personal use.

The requirement has been eliminated for charging stations for new Commercial businesses.

As long as the location requirements are abided by, some slight changes have been made to the standards for electric vehicle charging stations.

MOTION: Approve (Pierceall)

SECONDED: Harr

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

B. Short Term Rentals

There was a change made to the Type B short-term rental non-owner occupied requirements.

They will be permitted 250 ft. within a B-1 buffer district and permitted within the LeClaire historic district.

David Gerber asked if these would be a part of the rental inspection process. Breana Buncher stated they would not.

The Committee stated they would like to see these types of rentals inspected.

The Committee discussed extending the boundaries of what's included in the short term rental area.

Another change to this ordinance would be removing Bed and Breakfast establishment from Home Occupations.

The definition of Boarding House is also being removed from selected definitions.

MOTION: Table with recommendation to make changes as discussed (Gerber)

SECONDED: Pierceall

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

C. I-55 Development Code

A change that was made to this was allowing screening for drive-thrus on all sides in the Mixed Use District.

The parking example now shows walking paths within the parking lots.

There was a change to the height limit of hotels. The height of hotels located in the Gateway Subdistrict may be up to five stories, so long as they do not exceed an overall height of 75 feet.

The City has received some feedback asking that there be no height limit in place. After discussion from the Committee, they decided not to place a height limit on structures.

Another change noted was the addition of the street cross sections and transportation sections. Emily Calderon said they will let development dictate where these will go. She stated the Public Works Director will ultimately decide how this will be laid out once plans are submitted.

Tim Harr asked if everything in a right-of-way will be owned and maintained by the City. Emily Calderon stated that would be the case.

Mike Boline stated he noticed none of the cross sections had bike lanes. Emily Calderon responded saying every road in this area will have a shared use path.

Mike Boline said he believes the lot and bulk standards are too conservative. He would like to see less footprint.

MOTION: Approve with changes as discussed (Gerber)
SECONDED: Pierceall

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

D. Amendment to Section 1250.10 – Exterior Lighting Controls

Currently, there is one sentence in the zoning ordinance that regulates lighting controls. Staff has had conversations about the types of fixtures allowed in the City. There has been support to move to full cut-off fixtures.

This ordinance is an attempt to require full cut-off fixtures for parking lots and in commercial and multi-family areas.

Several things are exempt and are as follows: holiday lighting, special events lighting, architectural building lighting, public parks, public schools, and single-family homes.

We would still require lights to be directed away and not spill over the property line.

There would also be a height limit on the light standards of 20 feet in the Mixed Use, Multi-Family, and Commercial Districts and 30 feet in Manufacturing Districts.

Anything that exists now would be grandfathered in.

When a site is fully redeveloped, they would be required to come into compliance.

Tim Harr stated businesses with security cameras would require a certain amount of illumination.

Emily Calderon said there is not a limit on lumens or foot candles at this point.

MOTION: Approve with changes as discussed (Gerber)
SECONDED: Harr

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

E. Plan Commission By-Laws

As of now, the by-laws are tied to the zoning ordinance. Any changes made to it have to go through the Ordinance Committee and approval from City Council.

Staff is wanting to amend that and remove the by-laws from that process.

One of the biggest changes that has been discussed is the elimination of sub-committee's to the Plan Commission and having just two full Plan Commission meetings a month.

One recommendation Mike Boline suggested was to allow the Chairman to vote.

Committee discussed different options of how this would work.

Emily Calderon said they would bring back draft by-laws.

MOTION: Approve with the recommendation of removing by-laws from the zoning code (Gerber)

SECONDED: Miracle

VOICE ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain

V. NEW BUSINESS: None

VI. OLD BUSINESS: None

VII. ADJOURNMENT

Meeting adjourned by Mr. Scheffel.