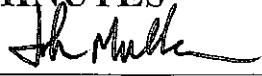


PLAN COMMISSION

June 17, 2019

7:00 PM

MINUTES

Approved: 

I. ROLL CALL:

- | <u>Present</u> | <u>Absent</u> |
|--|---------------|
| V. Armouti | J. McDole |
| Michael Boline | M. Pierceall |
| M. Brandmeyer | |
| Greg Coffey | |
| D. Gerber | |
| J. Mullane | |
| M. Rabe | |
| B. Schlueter | |
| K. West | |
| E. Fultz, Staff | |
| C. Porter, Staff | |
| L. Schneck, Staff | |
| W. Williams, Staff | |
| M. Garrett, Edwardsville Town Center LLC | |
| G. Sutterfield, Hufford Architects | |

II. APPROVAL OF MINUTES

A. Minutes of the regular meeting for May 20, 2019.

MOTION: Brandmeyer. Motion to approve. SECONDED: Gerber. All Ayes.

Minutes of the May 20, 2019 meeting hereby approved.

III. PUBLIC HEARING

A. Case 2019-17: Edwardsville Town Center
 PUD Amendment
 Developer: Edwardsville Town Center LLC
 Engineer: Thovenot, Wade and Moerchen, Inc.

Emily Fultz gave staff's report. This is a public hearing for the PUD Amendment. This property is zoned B-2 Commercial Business District with a PUD overlay. The PUD was originally approved in July 2018. The site is approximately 17.5 acres. The Comprehensive Plan identifies this parcel as "Commercial". The developers are proposing to remove the EFIS building material and increase the percentages of brick. The percentage changes for each building were sent out in the committee agenda packets but she has these details available if needed.

Staff recommends approval of the proposed changes to the PUD.

Beth Schlueter asked the reason for the upgrades.

Mike Garrett, 2808 Thole Plocher Road, present to speak regarding the petition. The EFIS was originally put on the plans to fill in the unknown gaps. They decided to fill in those areas with brick which is much better material. It is not cheaper to install the brick but it will look much better and holds up better. This will be pre-coated so there will be no need for painting. He presented samples of the materials they will be utilizing to the board.

No one present to speak in favor or against the petition.

MOTION: Brandmeyer. Move to approve the changes to materials as requested. SECONDED: Schlueter.

VOICE ROLL CALL: 9 Ayes, 0 Nays, 0 Abstains.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

MOTION: Gerber. Motion to adjourn the meeting. All ayes.

VII. NEXT MEETING

Next meeting will be Monday, July 15, 2019 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.