

**LAND USE COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
*June 20, 2019*  
**7:00 PM**

**PRESENT**

John Mullane, PC Chairman  
 John McDole, Vice Chair  
 Veronica Armouti  
 Mike Boline  
 Mark Rabe  
 Kevin West  
 Emily Fultz, Staff  
 Cheryl Porter, Staff  
 Lisa Schneck, Staff  
 Justin Venvertloh, Thouvenot, Wade and Moerchen, Inc.

**ABSENT**

Beth Schlueter, Chairman  
 David Gerber

At the regular meeting of the Plan Commission's Land Use Committee, the following items were discussed:

- A. Case 2019-18:      Edwardsville Town Center  
                           Final Plat & Vacation Plat  
                           Developer: Edwardsville Town Center LLC  
                           Engineer:  Thouvenot, Wade and Moerchen, Inc.

Emily Fultz gave staff's report. The vacation of Mutual Court plat will need to be approved prior to the approval of the Final Plat of Edwardsville Town Center. The street vacation will be a separate case at the July Plan Commission meeting.

The whole development is just over 26 acres. The Final Plat includes the PUD portion of the development and also the outlots. You will see Lot 1 with several addresses and then Lots 4 through 9. The PUD Site Plan includes Lots 1, 2 and 3. Everything has been met with the Preliminary Plat. A Stormwater Maintenance Agreement is still needed. There are a few items which still need addressed as outlined in the staff report.

- A. The title of the PUD Site Plan should be revised from "Planned Unit Development Plat for Lots 1, 2 and 3 of Edwardsville Town Center" to "Site Plan Edwardsville Town Center Planned Unit Development".

Justin Venvertloh stated it has to say "Final Plat" to be recorded. He asked staff to look at previous developments they have done. They say "Final Plat" and "Final Development Plan". Staff will look at the previous developments for labeling purposes.

- B. Lot 1 of sheets 2 and 3 should reference the recorded "Development Plan Edwardsville Town Center Planned Unit Development" and "Site Plan Edwardsville Town Center Planned Unit Development".

Cheryl Porter explained the subdivision has to get recorded and then the development plan. It was approved by resolution back in July of 2018. It should refer to the future PUD Final Plat.

She said it should also reference what was approved by the City. Justin Venvertloh asked how to reference something that hasn't been recorded. Cheryl Porter asked if the note would even be necessary then. Justin Venvertloh replied he didn't think so because it would reference something that is not there yet. The developers could decide to not go forward with that part of the project and the final plat would reference something that never happened. He explained they originally created lots 1 through 9 of the Edwardsville Town Center subdivision. Once approved, they would then go forward with the PUD for lots 1, 2 and 3 of the Edwardsville Town Center subdivision. Cheryl Porter explained the subdivision process when with Hawthorne Hills subdivision was approved which included a PUD. The PUD Development Plan cannot be recorded until the subdivision has been recorded.

Justin Venvertloh suggested to either subdivide the entire 26 acres into lots or re-label Lot 1 to Outlot and re-label the frontage lots accordingly. Cheryl Porter agreed. She stated that when they took the PUD plan to be recorded, they were told they could not record it because Lot 1 does not exist.

It was determined that the City Attorney would need to weigh in on this decision and determine which way is the best way to handle it.

C. The location of the adjacent University Park Drive to be labeled on the Plat.

Justin Venvertloh stated there is really no right-of-way there. They can label the street but there is no right-of-way since it is located on University property.

D. The Book and Page of "SIU Board of Trustees" parcel to be included.

Justin Venvertloh stated they tried to look up a Book and Page but since the property was never subdivided, there is no Book and Page for that area.

John McDole asked if there was a motion to approve the Final Plat for Edwardsville Town Center based on the recommendation discussed and consulting with the City Attorney on the other issue that was discussed and any resolution that comes out of those conversations.

MOTION: Rabe. Move to recommend approval by the Plan Commission on the basis that the question is resolved by the City Attorney regarding the proper nomenclature and the order of submission of the plans.

John Mullane pointed out that the Final Plat can not be approved until the street vacation is approved first.

MOTION: Rabe. Move to recommend to Plan Commission to approve the vacation of Mutual Court subdivision. SECONDED: Boline. VOICE ROLL CALL: 4 Ayes, 0 Nays, 0 Abstain.

MOTION: Rabe. Move that Land Use Committee recommends approval by the Plan Commission of the Final Plat contingent upon the vacation of the previous plat and clarification by the City Attorney on proper nomenclature and order of processing these documents. SECONDED: West. VOICE ROLL CALL: 4 Ayes, 0 Nays, 0 Abstain.

- B. Case 2019-19      Edwardsville Town Center  
                                  PUD – Site Plan  
                                  Developer: Edwardsville Town Center LLC  
                                  Engineer: Thouvenot, Wade and Moerchen, Inc.

Emily Fultz gave staff's report on this plan. This is a PUD development with 3 proposed lots which contains 17.5 acres. Staff will work with legal counsel and get the labeling correct. There is no need for further discussion on this since it was discussed during the other case. There is one other item which was not discussed but in staff's report. They would like to see the garage footprints on the

plans. They would also like to see the building footprint for Kloss Furniture (6132 Shoger Drive) even though the building is already onsite.

Justin Venvertloh stated that building is the only building on that lot which shows building setbacks. If added it would be drawn over the building setback information. Emily Futlz agreed. She is fine with just adding the garage footprints to the plans.

Cheryl Porter added another comment not discussed was to include the same reference to Edwardsville Town Center Final Plat on Lots4-9 on sheet 2 as was added to sheet 3. Justin Venvertloh agreed.

MOTION: Rabe. Motion to recommend approval to Plan Commission for Case # 2019-19 based on fulfilling the recommendations just spoken about and any other results coming from discussions with the City Attorney on nomenclature. **SECONDED:** West.

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

Motion to adjourn the meeting by Mike Boline. Seconded by Kevin West. All Ayes. Meeting adjourned.

**REMINDER:**

**PLAN COMMISSION MEETING:** *Monday, July 15, 2019 at 7:00 p.m.* at City Hall, City Council Chambers, 118 Hillsboro Avenue.