

PLAN COMMISSION

June 21, 2023

6:00 PM

MINUTES

Approved: _____

Date: 8-16-23

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 6:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

I. ROLL CALL:

<u>Present</u>	<u>Absent</u>
Mike Boline, Chairman	Justin Venvertloh
Ashley Niebur Sharp, Vice Chair	Tim Harr
David Gerber, D. Alt. (<i>Arrived Late</i>)	
Kent Scheffel	
Tom Butts	
Blake Wagahoff	
Bryson Baker (<i>Arrived Late</i>)	
Breana Buncher	
Tammy Kehrer	

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Plan Commission Minutes – 4/5/23

MOTION: Move for Approval (Scheffel), SECONDED: (Butts)

ROLL CALL: 3 Ayes, 0 Nays, 2 Abstain (Niebur Sharp, Butts)

IV. CASES

A. Case 2023-20 – The Pfarm PUD Site Plan/Final Plat Developer: Pfarm, LLC Engineer: TWM

The developer is Pfund Construction. It is zoned R-2 Multiple Family Residential and is approximately 1.81 acres in size.

The site generally slopes from the northeast to the southwest with Mill Creek meandering along the southern and eastern boundary lines.

The City of Edwardsville serves the site with sanitary sewer and water. Ameren provides electric and gas.

There are 24' wide access aisles off East Union Street for two parking lots.

Sidewalks are existing along East Union Street.

The 2010 Comprehensive Plan identifies this as Neighborhood. The PUD is in compliance with the Comprehensive Plan.

The PUD Site Plan/Final Plat will effectively plat the fourteen building envelopes as the Pfarm Subdivision along with drainage and utility easements. Greenspace dedication will also occur with this plat.

Staff Recommendation:

Staff recommends approval of the Site Plan and Final Plat with the condition that all outstanding issues discussed and listed in the staff report be addressed before the Chairperson signs off on the plat for recording. These include:

- 1.) Update the County Clerk certificate with the correct County Clerk name
- 2.) In Note 3, change Ironworks to The Pfarm
- 3.) Provide location and area (in acres) of active and passive greenspace separately on both site plan and final plat
- 4.) Label fencing in between building envelopes on the site plan
- 5.) Submit landscape plan and landscape calculation sheet
- 6.) Submit dumpster enclosure permit
- 7.) Provide copy of the covenants and restrictions

Justin Venvertloh was present on behalf of the developer. He stated that what was approved at City Council is what was built. He also stated that all comments have been addressed. He said what was approved on the landscape plan is what was done, but they just need to do the calculations.

MOTION: Move for Approval subject to the conditions that are included in the Staff Recommendation (Butts), SECONDED: (Scheffel)

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

V. PROJECT UPDATES – The Comp Plan was discussed.

Mike Boline asked about the selection of the firm for the Comp Plan. Breana Buncher stated one has been chosen and they are just finalizing it. She said the committee will be sent an email regarding this.

Ashley Niebur Sharp asked if there would be representatives from Plan Commission on a steering committee. Breana Buncher stated she was not sure.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – Mike Boline asked about Officer elections. It was stated that it had to appear on the agenda before a vote could be taken. This will be put on the next Plan Commission agenda.

VIII. ADJOURNMENT – Motion to adjourn by Mike Boline.