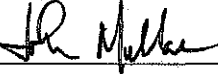


PLAN COMMISSION

July 15, 2019

7:00 PM

MINUTES

Approved: 

I. ROLL CALL:

	<u>Present</u>	<u>Absent</u>
V. Armouti (arrived late)	M. Boline	M. Brandmeyer
D. Gerber	J. Mullane	G. Coffey
M. Pierceall	M. Rabe	J. McDole
K. West	E. Fultz, Staff	B. Schlueter
R. Zwijack, Staff	C. Porter, Staff	
W. Williams, Staff	L. Schneck, Staff	
R. Berry, 627 St. Louis St., Edw.	C. & P. Nativi, 1009 Berry Lane, Edw.	
L. & L. Atkinson, 1011 Berry Lane, Edw.	J. Horsley, 5 Wimbledon Ct, Edw.	
E. Walten, 309 Willow Creek Dr., Edw.	M. Hansel, 391 Frank Scott Pkwy., Fairview Heights	
B. & K. Lombardi, 3820 Ridgview, Edw.	J. Hodde, 391 Frank Scott Pkwy., Fairview Heights	
A. Myers, 7018 Remington Ct., Edw.	B. Wheeler, 391 Frank Scott Pkwy., Fairview Heights	
C. Hale, 683 Glen Crossing Rd, Glen Carbon	D. & T. Barnard, 402 Willow Creek Dr., Edw.	
R. & K. Bettes, 5 Hadfield Ln., Caseyville	G. & M. Myers, 917 Timberlake Dr., Edw.	
D. Holland, 3038 Sunset Hills Blvd., Edw.	M. Limbach, 2302 Little Round Top, Edw.	

II. APPROVAL OF MINUTES

A. Minutes of the regular meeting for June 17, 2019.

MOTION: Rabe. Move the minutes be approved as submitted. SECONDED: Gerber. All Ayes.

Minutes of the June 17, 2019 meeting hereby approved.

III. PUBLIC HEARING

A. Case 2019-21 A proposed rezoning of a 5.83 acre parcel from B-2 Commercial Business District to R-1 Single Family Residence District. The subject property is a 5.83 acre undeveloped wooded parcel along the east side of Bluff Road and south of the intersection with Berry Lane. More specifically identified as PID 14-1-15-29-00-000-014.001.

Emily Fultz gave the staff's report on this petition. The owners of the property are Richard and Mary Berry. The current zoning on the property is B-2 Commercial Business District. They are requesting to rezone the property to R-1 Single Family Residence District. The parcel is approximately 5.83 acres. The Comprehensive Plan identifies this property as Neighborhood which includes residential uses. The properties to the North is zoned R-1 Single Family and is commons and vacant single family lots. The property to the East is zoned R-1 Single Family and contains single family homes. The properties to the South and West are currently undeveloped land which is zoned B-2 Commercial.

FINDING OF THE FACT:**Suitability of the property in question for uses already permitted under existing regulations**

- Site is not conducive for a business area
- Subject property is adjacent to a residential subdivision and is located at the terminus of a local access street, as defined in the Comprehensive Plan
- Property is separated from an arterial street

Suitability of the property in question for the proposed use

- Adjacent to single family residential development
- Rezoning to single-family is a suitable request

The trend of development in the vicinity of this parcel other than construction of new homes that continue to fill out the neighboring residential development

- There has been little new development in the vicinity of this parcel other than construction of new homes that continue to fill out the neighboring residential development

The effect the proposed rezoning would have on compliance with the Comprehensive Plan

- The Comprehensive Plan calls out this area as 'Neighborhood.'
- Proposed Rezoning is consistent with Comprehensive Plan designation

Rich Berry, 627 St. Louis Street, Edwardsville, present to speak on behalf of the rezoning petition. This was part of a larger tract in 1989. When the property was divided, this parcel was left in woods and zoned commercial. The other parcels were divided and zoned residential. The larger commercial parcel was purchased by Pat Lay. He then turned around and split the property into two parcels and sold half to Mr. Berry. He was concerned that someone would purchase the property and take out all the woods and some of the dirt to the south. That is why he purchased the property and is petitioning the City to rezone it back to residential.

No one present to speak in favor of the petition.

No one present to speak against the petition.

Emily Fultz gave staff's recommendation. The property was rezoned from R-1 to B-2 in 1995. The proposed rezoning is compatible with nearby properties. Therefore, staff recommends approval of the rezoning request to change the zoning classification from B-2 Commercial / Business to R-1 Single Family Residential District. She gave the next steps toward final approval.

MOTION: Mike Pierceall. Motion to approve staff's recommendation to rezone the parcel from B-2 Commercial / Business District to R-1 Single Family Residence. SECONDED: David Gerber.

VOICE ROLL CALL: 6 Ayes, 0 Nays, 1 Abstains.

IV. PUD – CONCEPTUAL WORKSHOP

- A. Case 2019-14 Providence Presbyterian Church
 PUD – Concept Plan
 Developer: Providence Presbyterian Church
 Engineer: Farnsworth Group

Emily Fultz gave a brief overview of the site. The owners of the property are Providence Presbyterian Church and purchased by them in 2017. The property is located near the intersection of Governors Parkway and is addressed as 7710 State Route 143. The current zoning is Mixed Use Commercial in the I-55 Corridor. This land is governed by the I-55 Corridor development code. This is a 6-acre parcel. The Comprehensive Plan identifies this parcel as neighborhood which supports this type of use.

The proposed building will between 26,000 to 31,000 square feet. It will be constructed in three phases. The first phase will consist of the sanctuary which will be between 7,500 to 9,000 square feet. Phase 2 will be the multi-ministry building which will be between 10,500 to 12,000 square feet. The last phase will be the fellowship building consisting of 7,500 to 9,000 square feet. The connectors between each building will consist of 600 to 1,200 square feet for all three phases.

The site generally drains north to south. Water and sanitary sewer are available to the site.

Below are some of the code requirement highlights for this development.

Access

- ▶ Building entrance through common lobby or courtyard with one entrance to public courtyard, forecourt, or public space.

Parking

- ▶ Shall be located behind the rear plane of the principal building, or within a side yard.
- ▶ Parking areas shall be limited to 62' in width and shall have a landscaped buffer facing the street with a minimum depth of five (5) feet and a street wall with a maximum height of three (3) feet.
- ▶ Parking may be partially or wholly underground or located in a common area in the interior of a block.

Massing & Articulation

- ▶ All facades facing a public street shall feature horizontal and vertical articulation at 48' intervals (change at in height, setback, materials, or color).
- ▶ No module exceeding one hundred (100) feet in length shall be permitted.

Development Standards

- ▶ Lot Size – varies by district
- ▶ Lot Width – 100 minimum / no maximum
- ▶ Building Width – n/a
- ▶ Lot Coverage by Buildings – 50%
- ▶ Front Yard – 20' minimum / 50' maximum
- ▶ Rear Yard – 25' minimum / no maximum
- ▶ Side Yards – 25' minimum / no maximum
- ▶ Height – minimum 1 story / 26.5 feet; no maximum
- ▶ Encroachments – 12' maximum
- ▶ Minimum Floor-to-ceiling Height - ground floor -12' / upper floor - 10'
- ▶ Finish ground floor above grade – minimum – 30" / maximum – 60"

There are some inconsistencies with the I-55 Development Code and what is being proposed. They are listed below.

- ▶ Building setback
 - ▶ Maximum building setback – 50'
 - ▶ Proposed building setback – 108'
- ▶ Building Height
 - ▶ Maximum Height – 26.5'
 - ▶ Proposed steeple – 100' from finished floor
 - ▶ Proposed roof ridge – 45'-55'
- ▶ Parking Location
 - ▶ Adequate parking is provided
 - ▶ Shall be located behind the rear plane of the principal building, or within a side yard
 - ▶ "...parking areas shall be limited to 62' in width and shall have a landscaped buffer facing the street with a minimum depth of five (5) feet and a street wall with a maximum height of three (3) feet
 - ▶ Proposal:
 - ▶ Garden wall / Landscape buffer of 10' in width and 5' deep
 - ▶ In-line and behind front plane of principal building (within side yard)
 - ▶ Three rows of parking, each measuring 62' in width

Brian Wheeler with Farnsworth Group is present to speak on behalf of the concept plan. Also present are the Civil Engineer, Vicky Hansel, Justin Hodde with the design team, and many members of the congregation and the Pastor. The church has been in Edwardsville practicing since 2010 with 110 members. They are currently located at Liberty Middle School. They are up to 210 members now. He has worked with the church for the last 13 months to get to this point. They want to make sure they

understand the rules. He displayed the different phases of sketches to work through to get to the design they have today.

This is a Public Assembly use. The entrance is facing the street, positioned to accentuate vistas and directly views such as where the streets turn. The vertical articulation with raised porch and colonnade are met by code. The property slopes from north to south about 20 feet. As seen from the air photo, there are natural drainage swales which they will be accentuating. There is a beautiful wooded west property line. They have been talking with IDOT as to the location allowed for the entrance. They are very strict as to where the entrance can be placed. They have displayed on the site plan the only place IDOT would allow an entrance.

After talking with the City, they decided to go through the PUD process. Instead of just providing the information for the sanctuary, they wanted to include the master plan. They have provided various different site plans until they came up with the current plan submitted within the packets. This plan will phase the parking. This plan will accommodate the future phase which will have a walkout basement. The drainage is very important and considered a hardship for this site. They need the extra space in the front of the building to allow for the drop off and allow for the drainage to happen. There is a 50-foot setback to the north property line but within that area are the utility easements and also the ditch where there storm water will be collected.

Mr. Wheeler feels they have tried to meet the standards outlined in the I-55 Corridor as much as possible. He displayed multiple views of the proposed development. He also displayed more technical drawings to show the height of the building including the traditional steeple from multiple angles and the interior design. The church will be very traditional. The materials proposed will conform to the I-55 Corridor code.

John Mullane stated the spirit of the I-55 Corridor plan was to give a more defined areas of commercial / residential mixed use. For a church of this scale, the setback would be too close to the road. This will be a beautiful church on the hill in the scale it needs to be with the appropriate placement of the building.

Mr. Wheeler stated the building additions are not yet designed. The bushes and trees at the right and the street wall with landscaping buffer are all concept only. They will work with staff for the plantings. The stone walls will mimic the same material as the building.

Mike Pierceall wanted to confirm the reason for the placement of the driveway. Vicky Hansel stated the site distance from the curve to the west was more important to IDOT. Mike Pierceall stated the private drive will only serve a single family residence so there will not be any high traffic on the driveway. They agreed.

David Gerber asked if they would have to come back for a PUD amendment for the building material of the future additions. Emily Fultz stated they would, unless they can produce that information at this time.

Bob Lombardi, 3820 Ridgeview Road, present to ask questions regarding the proposed project. He owns the 21 acres across the road from this church. He was admiring the look of the church. He would like to confirm what is being shown will be built. Mr. Wheeler stated only the sanctuary at this time, not the ghosted area on the right.

Mr. Lombardi stated the paper he received a notice from the City which stated this would be for civic and religious uses. He wanted to know what civic use would be for. Mr. Wheeler stated this is the section of the code it falls under. Emily Fultz quoted the section. It was her understanding that education would part of the ministry in the future.

Mr. Lombardi asked what was meant by multi-ministry building. Mr. Wheeler replied this would be a multi-purpose space. The space built will have a gymnasium in the middle which could be used for ceremonies and classrooms on either side. There will also be a fellowship hall as another phase. This area will be used for wedding receptions or baby showers. It will be for those types of assembly space.

Mr. Lombardi asked how long the church has been around. Mr. Wheeler stated the church started in 2010. Mr. Lombardi asked what their budget was for this project. A member of the congregation stated the budgeted amount is \$1.75 million.

Mr. Lombardi asked if they were comfortable with financing that amount with the church only being 9 years old. Erin Walters, 309 Willow Creek Drive, wanted to address that question. She stated they sent out a letter to the members of the congregation in November with a goal of \$500,000. Within two months, they had pledges of \$513,000. At this point, they have collected \$485,000. This is money in the bank.

Greg Myers, 917 Timberlake Drive wanted to make a positive comment for this development. He said the reason he fell in love with Edwardsville is because of the historic value. This will be the gateway into the city and wanted it to look historic with the stone. The Presbyterian is a historic religion and they are trying to maintain that look. The steeple will be seen from a distance.

Emily Fultz gave the next steps of the process. The developers will have to come back with the PUD – Development Plan. She wanted to make sure the Commission is comfortable with the parking and the height variations. The committee agreed.

Mr. Lombardi stated he is concerned with traffic on Sundays on Ridgeview Road from Metro Community Church. Traffic has been increasing on this road and has to be addressed in the future because the road is not made for that type of traffic.

V. LAND USE CASES

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

Emily Fultz gave staff's report on this vacation. The property owners are Edwardsville Town Center, LLC. The parcel is currently zoned B-2 Commercial Business District with a PUD overlay known as the Edwardsville Town Center, approved July 3, 2018. The 2010 Comprehensive Plan shows this site as "Commercial". They are vacating the right-of-way and easements which existed when Madison Mutual building existed. This is the first document which will need to be recorded before the Final Plat and PUD – Site Plan can be recorded. Staff recommends approval the Vacation Plat for Mutual Court Subdivision.

MOTION: Armouti. Motion to approve. SECONDED: West.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

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

Emily Fultz gave staff's report for the Final Plat. The owners are Edwardsville Town Center, LLC. The property is zoned B-2 Commercial Business District with a PUD overlay known as the Edwardsville Town Center PUD, approved July 3, 2018. The site is 26.16 acres and the 2010 Comprehensive Plan shows this site as "Commercial". The Final Plat will divide the property into 7 lots. There will be two access points: one is on Route 157 with one non-signalized entrance, one signalized entrance, one right-in/right-out entrance and also Governors' Parkway with one signalized entrance. Sidewalks are provided along the interior roadways. An 8-foot shared use path connects this property to the MCT Nature Trail. Greenspace was considered as a whole. The required greenspace was 2.66 acres. They will be providing 3.44 acres which primarily will be within Lot 1 (the PUD portion). Stormwater will be provided underground. A stormwater maintenance agreement

will be required. They will also need to provide a Maintenance Bond for the public improvements. Staff recommends approval of the Final Plat for Edwardsville Town Center.

MOTION: Rabe. Move the Plan Commission recommend approval to the Administrative and Community Services Committee at their next meeting. SECONDED: Boline.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

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

Emily Fultz stated this is the same developer and same zoning. The site is 17.54 acres. This plat breaks down Lot 1 into Lots 1, 2 and 3. The same details were discussed with the Final Plat. Staff recommends approval of the Final Plat and Final Site Plan for Edwardsville Town Center.

This will be the last step for this portion. The plan is to hold this until the other items have been approved by ACS and City Council. Once approved, all documents will be sent over at once for recording.

MOTION: Rabe. Move the Plan Commission approve the Final Plat and Final Site Plan for Edwardsville Town Center Planned Unit Development contingent upon the appropriate approvals of the associated documents by Edwardsville City Council and Recorder of Deeds of Madison County. SECONDED: Armounti.

VOICE ROLL CALL: 6 Ayes, 0 Nays, 1 Abstains.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

A. Next meeting will be Monday, August 12, 2019 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.

B. Welcome to the new member, Michael Boline.

Mr. Boline has been a resident of Edwardsville since 2011. He is originally from Chicago. He has a background Planning and Zoning. He currently works for Spire which is a utility company in St. Louis. He is excited to be on the board.

VIII ADJOURNMENT