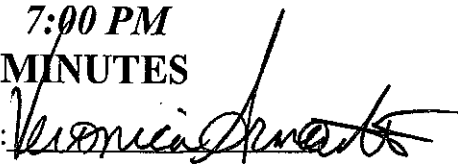


PLAN COMMISSION

August 20, 2018

7:00 PM

MINUTES

Approved: 

I. ROLL CALL:

| | <u>Present</u> | <u>Absent</u> |
|--|---------------------------------------|---------------|
| V. Armouti, Chairman (arrived late) | C. Reitzer, E+A Architecture, | D. Gerber |
| M. Brandmeyer | 1214 Washington Ave, St. Louis, MO | D. Hummel |
| G. Coffey | J. & L. Hanke, 634 Hillsboro Avenue | B. Schlueter |
| J. McDole | B. Wilson, 215 Hickory Street | |
| J. Mullane, V. Chairman | D. Wallace, 529 Hillsboro Avenue | |
| M. Pierceall | A. Suguitan, 8 Oak Hill Drive | |
| M. Rabe | J. Carrington, 659 Chapman Street | |
| W. Williams, Staff | S. Betts, 828 Madison Avenue | |
| E. Williams, Staff | A. Harper, 634 Hillsboro Avenue | |
| E. Fultz, Staff | A. Stolte, 732 Hillsboro Avenue | |
| C. Porter, Staff | J. Michael, 1576 Grand Avenue | |
| L. Schneck, Staff | R. Dalske Clark, 650 Hillsboro Avenue | |
| J. Stack, Alderman Ward 3 | L. Brubaker, 304 Lindley | |
| M. Karlechik, 226 N. Buchanan | C. Williams, 3851 Plymouth Drive | |
| D. Schoeneweis, 658 Mill Street | K. Williams, 224 Hickory Street | |
| R. Ferguson, 662 Chapman Street | K. Hostither, 224 Hickory Street | |
| E. Proctor, 217 Hickory Street | J. & M. Pauk, 316 E. Union | |
| T.,J., & M. Fusaro, 729 Hillsboro Ave. | B. Krieger, 141 St. Andrews Avenue | |
| C. Wegrzyn, 602 Hillsboro Avenue | G. O'Brien, 659 Frederick | |
| R. Turner, 404 E. Union Street | V. McCall, 101 Evergreen Lane, | |
| R. & G. Harper, 705 Hillsboro Avenue | Glen Carbon | |
| G. & K. Ackerman, 647 Hillsboro Ave. | S. Frank, 7300 Kindlewood Drive | |

II. APPROVAL OF MINUTES

A. Minutes of the regular meeting for the June 25, 2018 are hereby approved with the following corrections.

1. Page 9 – It should read Justin Venvertloh not Justine Venvertloh.
2. Page 11 – It stated a representative from Anderson Hospital which can be identified at Keith Page.

MOTION: Coffey. SECONDED: Brandmeyer.

III. PUBLIC HEARINGS

A. Case 2018-28: Wheeler Street – Right of Way Vacation

Jeff Paulk, 316 E. Union, present to speak as one of the petitioners for the right-of-way vacation. All the neighbors have petitioned the City to have the road right-of-way vacated which was dated back to the 1850s. There is no access to the right-of-way since an area to the East which came off E. Union was vacated back in the 1970s.

Robert Turner, 404 E. Union, present to speak in favor of the right of way vacation. He also wants the vacation since there is no access. It serves no purpose except for the adjacent property owners.

John Mullane stated this is a straight forward proposal. It is land locked property platted over 100 years ago. He proposed to waive staff's report and approve the vacation.

There was discussion confirming no utilities or easements are within the right of way being vacated. It will be no cost to the City for the vacation. The cost of the deed work will be paid by the property owners. Staff was not sure why the entire right of way was not vacated originally in 1979. The right of way will be dividing in half for each owner on each side of the vacated portion.

MOTION: Mullane. Move to approved. SECONDED: Brandmeyer.

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

IV. OLD BUSINESS

- A. Case 2018-21: Hillsboro Senior Living
 PUD – Development Plan
 Developer: Phoenix Real Estate Services LLC
 Engineer: TWM

Veronica Armouti gave a brief history of the proposed development. The board has some concerns with the follow:

1. Parking concerns.
2. Changing the property commitment from 15 years to 30 years.
3. The willingness of the property owner to guarantee the neighboring property values. This would be a legal matter between the neighboring property owners and developer.
4. Addressing neighboring property owners concern with looking up towards lighting since the development sits on a hill.
5. A request to see a landscape type plan to show a profile of ground elevations from both corners of the property.

Emily Fultz gave staff's report with updated information from the developer. Displayed were elevations which were previously submitted and current submittals which proposed changes. Also displayed were prospective street level views as requested at the previous meeting.

Justin Venverloh, TWM, present to speak on behalf of the development. Staff covered the major element changes. After the June meeting, the developer, architect, and Justin met with the representatives of the neighborhood to get some feedback so they could address the neighborhood concerns. Chuck Reitzel with E+A Architecture is available to answer questions regarding the clubhouse or apartment buildings. They looked at reconfiguring the site but found the best use for the property is what is proposed. The clubhouse could be moved closer to the West property line to accommodate approximately an additional fifteen spaces to address the parking concern if staff feels it is necessary. They would be taking away some trees and installing some retaining walls to construct the parking lot. They felt the existing site plan would be the best use for the property.

Chuck Reitzel, E+A Architecture, 1214 Washington Avenue, St. Louis, Mo, present to speak on behalf of the developer. He attended a meeting with a hand full of residents back in early April to get comments for design purposes. He was also asked again to attend a meeting in late July offering suggestions and comments to make the buildings more craftsmen like. Mr. Reitzel explained the differences in the elevations from what was

previously submitted to the current submittal. He also explained because the buildings will sit so far away, they tried to bring out more details for the upper portions of the buildings with decorative truss work. The changes for the clubhouse are strictly dedicated to the rear of the building since that is what will be seen from Hillsboro Avenue.

Emily Fultz explained the property is currently zoned R-2 Multi-Family Residential. The developer has chosen to go through the Planned Unit Development process because there will be more than one principle structure on the site. The PUD allows for some flexibility to the code. There is a little bit of give and take between the developer and the City. With the current zoning, setbacks, parking and density requirements would need to be met but one large structure could be constructed on the site. The density requirement is 10.89 dwelling units per acre. This development has 9.8 dwelling units per acre.

Justin Venvertloh stated this development could have up to 54 dwelling units. The proposed is 48 dwelling units.

Eric Williams stated because this development is a PUD, staff can put architectural enhancement requirements. If this was not a PUD, there would be no architectural control.

Mark Rabe stated there were a couple of items that were not mentioned which were requested at the last meeting. One of which is the length of the property commitment.

Justin Venvertloh stated the developer will commit to 30 years. In order to get the tax credits, the developer has to commit to 15 years.

Mark Rabe stated another issue was parking.

Justin Venvertloh stated parking could be met with the reconfiguration of the buildings. They felt the best interest of everyone involved would be to keep the current site plan. The developer felt the extra parking would be unnecessary because of the nature of the low income residents. The maximum number of cars per dwelling unit would be one car. Staff has done some research with the May building and was determined that parking was over built. If the property will be deed restricted for 30 years, there would be no need for additional parking. A photometric study was done for lighting. The poles could be reduced from 15 feet to 10 feet with a 3-foot base. They could also do direct bury which would reduce it another three feet. Since the property sits on a hill, neighbors will see light. There will be no light spill over the property lines. The lights will be shoebox style fixtures with LED lighting. The trees will block a lot of the larger buildings and will block some of the lighting.

There was discussion regarding the property value guarantee. Board members and staff felt this was not appropriate for Plan Commission to require. City Council will not get involved with this either. There is no guarantee from year to year to maintain the same property value of homes in the neighborhood.

The request to have a 30 year commitment added to the deed, what does that accomplish? This would give neighbors some reassurance of the use for senior living (55 years and older). It was suggested to have the Plan Commission put a restriction on the PUD when it is approved. Discussion continued as to how enforceable it would be and if that was a legal issue. They felt it should not be a recommendation from Plan Commission and suggested speaking with legal counsel. Justin Venvertloh stated it has already been done by the developer with other developments. John Mullane added if there would be an amendment to the PUD, there would need to be another public hearing. Greg Coffey stated they can always waive their own deed restriction.

No official landscape plans have been done yet. Landscaping is planned but not official. The mature trees existing will stay in place. There will be a requirement for a transitional buffer.

They will be working with the existing topography instead of leveling the site and building on everything. They would like to save as many trees as possible.

No one present to speak in favor of the development.

Allen Arbor, 644 Hillsboro Avenue, stated there are two proposals. How are there now two proposals? He also asked if there would be a retaining wall on Hillsboro if the clubhouse is turned at 90 degrees and how would there be a buffer to the residential homes.

Gretchen Ackerman, 647 Hillsboro, thanked the developer for working with the residents. She is strongly against this proposal. She feels this is the wrong location due to the size of the development. She feels the property values will be impacted by this development. This will also make the flooding issues within the neighborhood worse. The fact that there will be 3-story buildings sitting at the top of the hill towering over residential homes is an issue. She feels the density is also an issue. She understands his position but please understand the neighbors' position also. She gave two different studies which show a decrease in property values within the neighborhood. Copies of those studies were passed out to the board for their review. She had a petition which received 173 resident signatures; of those signatures, seven were real estate agents.

Dr. Robin Dulsky Clark, 650 Hillsboro, present to speak against the development. She also started a petition for the City to control height and architecture design within existing residential areas. She went to the farmer's market for 2 ½ hours and got 48 signatures. She only got signatures from residents within Edwardsville. If she would have had more help, she would have gotten more signatures. She showed pictures of the homes within the neighborhood and the proposed development. She did explain this would be a senior housing development. Comments were not in this neighborhood. She drew what she thought the development would look like within the neighborhood as the figures she was given. She also went to the development in St. Peters, MO which is owned by the developer. There are no homes near the development. Pictures were displayed and given to the board.

Frances Carrington, 659 Chapman, present to speak against the development. He also owns several homes within the neighborhood. This area is a flood plain. This development will be on the hill and there will be runoff. There is also a creek at the bottom of the hill. He would like to see a landscape plan and also an elevation plan. He has seen a site plan but would like to know the offset from the creek. He owns three houses and is not sure if he will be selling those now.

Jerry Michael, 1576 Grand Avenue, . She would like to know if the entire complex will be senior living with residents 55 plus. She would also like the average price of the units. Her daughter lives on the St. Andrews side and backs up to the creek. There is a lot of wild life in the area and is concerned with that.

Cheryl Wegrzyn, 602 Hillsboro Avenue, expressed her concerns with the development. She is concerned with the flooding. She purchased her property in March of 2018. Since then, has witnessed her yard flooding several times. She is requesting a thorough investigation of the grades prior to allowing the development to proceed. There has been structural damage to a neighboring home across the street. She has shared YouTube videos of the power and force of the water in the area during flooding. She encourages the board to watch those videos.

Rebecca Harper, 705 Hillsboro, present to speak against the development. She lived in a previous neighborhood which allowed this type of development. The property values went down and the traffic increased. There was an increase of everything negative you could think of. They live at the top of the hill but was still affected by the flooding. They had to walk through two feet of water to get to their home because they could not drive there because of the flooding. She does not want to go through this situation again.

Linda Brubaker, 304 Lindley, present to express her concerns with the proposed development. She just wants to reinforce her concerns with the amount of water when it rains. She would like to know what the sewer plans are for this development. When it rains everything goes down the hill into the creek. She wanted to know if they will be cutting down the height of the hill. She is glad they will be leaving the tree growth and wildlife.

Dane Wallace, 529 Hillsboro, present to speak against the proposed development. He is a licensed paramedic and nurse and Director of ICU and Emergency Rooms. He knows first-hand that the call volume for EMS and fire will drastically increase. The pollution from both sound and lights from emergency vehicles will also increase. He lives on the hill but still has had a vehicle crash into his retaining wall. The emergency vehicles lit up the entire neighborhood. With ALS units responding at a high rate of speed within a residential neighborhood is not good. He has a one year old at home. He bought the house to invest in one of the oldest home on the street.

Frances Carrington, 659 Chapman, asked if the high density housing plan is consistent with the City's plan.

Ellen Proctor, 217 Hickory Street, stated she was concerned with the lighting. Each unit will have lights shining out of the windows. Is there a way to assess that part of the lighting. She understood parking lighting has been discussed.

Curt Ackerman, 647 Hillsboro, stated he talked to three different appraisers within the last week. Two out of three of them stated it would affect his property value. The homes closest to the development would be affected the most. The third one stated if he had proof he could then deduct for that. The proof was in the studies submitted. He owns four properties within a half mile of this proposed development. He will get hit pretty hard with the property values. Why is it that the developer can make good money but the residents in the neighborhood lose money?

Gary Harper, 705 Hillsboro, explained there were two additional studies that were not discussed. In those studies, there were three factors which were beneficial to the neighborhoods. One is a well-designed complex. Another one was if it fit within the surrounding neighborhood. The last one is well managed. He sees two factors which will not work.

Dr. Dulsky Clark asked what the lighting would be during the day. If there is a three-story building overshadowing the neighborhood, will you ever see the sunshine in the yards? Why were the upgrades done to the two front buildings and not the back building? She knew why they would not have a two-story on the front of the building and then three-story at the back of the building. They were told the developer didn't want to spend that kind of money. If the money is not spent up front, how will it look down the line?

Mike Karlechik, 226 N. Buchanan, is the former Fire Chief of Edwardsville. He stated the former building was only a one-story building at that time. At that time with the new fire aerial apparatus, they could not access the building because of the topography. To use ladder trucks if or when necessary, on a three-story structure, would be worse. Can a larger fire truck even access the proposed larger building?

Justin Venvertloh will try to answer the questions and concerns expressed by the citizens. He stated there is only one proposal on the table at this time. He just explained other site plan options were looked at. The one proposed is what was shown at the June meeting. There will be no retaining wall. A statement was made that is this the wrong location. The property is zoned R-2 Multi-Family Residential and this type of development is allowed on this parcel. Density another item discussed. The density proposed is under the requirements of the City of Edwardsville. They could build just one five-story building and as long as they meet the setback requirements and the transitional buffer yard, the neighbors would have no say in any architectural standard or site plan. The good thing about the PUD process, it allows the

residents to voice their concerns with the development. They have tried their best to meet the requests of the neighbors.

Drainage was another concern expressed. The area being developed sits on a plateau. The front portion of the property drains to Hillsboro Avenue. The West side drains towards Hickory Street. A large portion drains to the North down the hill down Chapman to a culvert and continues Northwesterly. Currently, there is no infrastructure. It was all removed when the previous building was demolished. Right now there is sheet flow depending on the slope of the ground. The proposed drainage plan will include a detention basin at the north of the property. All the water will be directed to this detention basin by underground piping. He explained the requirements by the City and their review of the drainage calculations submitted. The City will have to approve the plans before construction can begin. The plans will show that after all construction has been installed no additional water will be released on neighboring properties. The basin will collect the water and release it at a controlled rate. They can't control the water problems which exist in the valleys but will reduce the water runoff which comes from this development.

The entire complex will be deed restricted to 55 years old and older. This is how the developer can get tax credits. Those credits are for the construction of the buildings. Justin Venertloh was unable to answer what the rent prices would be for the units. He could verify the development would affect the property values. He did some research but there are conflicting reports.

Another concern was lighting from the windows. They are 3-story buildings. The units will be deed restricted to 55+. He can't imagine that there would be lighting at all hours of the night. He could see maybe early in the mornings but not around midnight.

There was a comment about EMS and fire noise. Mr. Venertloh lives right next to the hospital. They are less than 100 feet from it. He has a 3-year old and a two month old. The emergency vehicles never wake up the baby. EMS vehicles could be on any street at any time.

There was a comment about the access for fire trucks. The one thing that came out of the conceptual workshop with the Fire Chief and Public Works staff was that all of their equipment could access the site. The grade coming up to the site will be at 4% which is less steep than most driveways.

Mike Karlechik stated he was talking about aerial apparatus not having access to every window within these buildings to rescue the seniors.

Justin Venertloh confirmed that the buildings will have fire sprinkler systems and fire safety was approved by the fire chief during their review of the site.

Chuck Reitzer stated the rent cost for a 750-800 square foot single bedroom unit would be approximately \$600.00. The development is 100% age restricted. Most residents are 55 to 65 years old. They are able body citizens with part time jobs. They can be older with the need for medical assistance but not likely. There is a low volume of EMS calls. There could be instances where medical assistance may occur though. The residents in these types of complexes are capable of taking care of themselves.

Mr. Reitzer explained that any change to the buildings is not always just the costs involved, it also involves the layouts within the building. The architectural upgrades will be added to all of the buildings not just two of them as suggested. The plans submitted are to scale. The 3-story building is 40 foot tall and 150 feet wide by 78 feet deep.

John Mullane stated he heard a lot of comments about increased EMS calls to the site because it will be where old people live. He and several members of the audience are in the age group suggested for this development. Are there a lot of calls to the homes in this neighborhood now? The people living in these homes are no different; they will just have less money. These

buildings will be reviewed by city staff who will make sure safety is their first priority. He has heard concerns about the impact on the neighborhood. The previous use was licensed for 114 beds with residents who could not take care of themselves. He thought there would be fewer EMS calls since there are fewer residents of independent living than a building with 114 residents who can't take care of themselves. If any residents have lived there long enough, they would remember the Madison County Trail which brought train traffic through this neighborhood. He can't think of any vehicle that would make more noise than a train going through this area. The neighbors need to figure out what they really want in the neighborhood. Has anyone reached out to the current property owner of this parcel? The property owner has the right to come to City Council and ask for this property to be down zoned to R1 Single Family. The neighbors went through this process a few years ago and the property owner said no. They should contact the owner and let the owner know how they feel.

Matt Brandmeyer stated he has concerns with City's ability to deny the project because the underlying zoning allows this type of development. He suggested adding a list of conditions of the PUD for approval.

Greg Coffey stated they can not require a stipulation for property values. They can talk to their alderman about getting architectural control requirements. The proposed use is not much different from what was there before.

John McDole felt the 55+ use is a better option than students or families with potentially more traffic.

Mike Pierceall added the better use would be to down zone the property but that is not an option. He still has concerns with the parking. There will be 36 units will be 2-bedroom units. There may be two vehicles per family and only 63 parking spaces available.

Veronica Armouti suggested another restriction to address the parking if the use changes after 30 years.

Mike Pierceall stated he would rather have the location of the clubhouse positioned where it is to screen the development than increase the parking.

Matt Brandmeyer suggested adding a condition to the PUD for senior living 55 and up.

Eric Williams stated they are in the review process of the water issues located in this area.

MOTION: John Mullane. Move to approve the PUD Development Plan as presented with the following conditions:

1. 30 year restriction of the property for senior living 55 years old and up.
2. Light plan amended from the current code so lights are shorter to avoid excess spill over and positively impact the vantage point for the residents on Hillsboro. Poles to be the maximum height of 16 feet from finished grade.
3. Current architectural renderings of buildings as presented be applied to all buildings.

SECONDED: Matt Brandmeyer.

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

Eric Williams explained the next steps for approval to the audience.

V. NEW BUSINESS

None.

VI. NEXT MEETING

Monday, September 17, 2018 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.

VII. ADJOURNMENT