

LAND USE COMMITTEE
EDWARDSVILLE PLAN COMMISSION

November 17, 2022

Approved: ^{6:00 PM} Kent Scheffel

Date: 12/19/22

PRESENT

Kent Scheffel
 Andrea Miracle
 Tim Harr
 Tom Butts
 David Gerber
 Breana Buncher, Staff
 Tammy Kehrer, Staff

Justin Venvertloh

ABSENT

Bryson Baker

I. PUBLIC COMMENT - None

II. APPROVAL OF MINUTES

A. Land Use Minutes of October 20, 2022

MOTION: Approve (Harr), SECONDED: (Gerber)

ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

III. LAND USE CASES

- A. Case 2022-36 Hawthorne Hills Phase 3
 Final Subdivision Plat
Developer: Hawthorne Hills, LLC
Engineer: TWM

The zoning is R-1 Single Family Residential District.

The property size is about 3.65 acres.

The 2010 Comprehensive Plan identifies this as Neighborhood.

This Final Plat consists of 9 lots. The utilities are City water and sewer. The electric is through Southwestern Electric and gas is Ameren. The Fire District is City of Edwardsville.

All greenspace requirements have been met with this phase as well as all zoning requirements.

For improvements, they are still waiting for a surety bond for the roadway.

Staff Recommendation:

Staff recommends approval of the Hawthorne Hills Phase 3 Final Plat.

Tim Harr asked if this is the final phase or if there are additional phases. Justin Venvertloh stated they have phases across the lake and then likely three more phases in the back.

Kent Scheffel asked how deep the lake is at this phase or if it was mainly retention. Justin Venvertloh responded it varies in depth from about 8 feet to 12 feet.

MOTION: Approve (Gerber), SECONDED: (Butts)

ROLL CALL: 5 Ayes, 0 Nays, 1 Abstain (Baker)

IV. ADJOURNMENT - Motion to adjourn by Kent Scheffel.