



Meeting Date: March 15, 2021
Meeting Time: 7:00 P.M.
Meeting Location: City Hall
 118 Hillsboro Avenue
 and via Zoom

PLAN COMMISSION AGENDA

Commission Members

John McDole, Chair
 Michael Boline, Vice Chair
 Beth Schlueter, Designated Alt.
 Greg Coffey
 David Gerber

Brian Pepper
 Mike Pierceall
 Kent Scheffel
 Cari Wencewicz
 Kevin West

Please click the link below to join the webinar:

<https://zoom.us/j/96528328441?pwd=N1dGZi9PK1BndGVoWW9wUVhid204Zz09>

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I. ROLL CALL

- II. PUBLIC COMMENT:** *Members of the public may submit comments to this meeting by calling 618-307-1715 and leaving a message or by emailing publiccomment@cityofedwardsville.com. Comments will be read at the meeting.*

If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

III. APPROVAL OF MINUTES

- A. Regular Meeting Minutes – 2-17-21

IV. PUBLIC HEARING

- A. Case 2021-16 – GG Madison, LLC is requesting an Amendment to the Planned Unit Development (PUD) for Outlot 2 of 157 Center to allow a kitchen to be constructed in an accessory building. The subject property is located at 2 157 Center and is better identified as PID 14-2-15-22-00-000-041. The property is currently zoned B-2 Commercial/Business District with a PUD Overlay. All other conditions of the PUD will remain in effect.

V. PUD – CONCEPTUAL WORKSHOP

- A. Case 2021-09 – Midwest Petroleum Co. – A Conceptual Project Workshop for Midwest Petroleum PUD located at 8065/8069 State Route 143 (PIDs: 10-2-16-16-00-000-014.001 and 10-2-16-16-00-000-014). The proposed project will include a demolition and rebuild of the existing gas station / convenience store. The facilities will be expanded to include an approx. 6,000 SF convenience store and 8 fueling stations. The project is located within the I-55 Corridor District and must comply with the Mixed-Use Commercial district regulations of the I-55 Development Plan.
- B. Case 2021-10 – Crevo Capital – A Conceptual Project Workshop for Bluff Falls Planned Unit Development, located northwest of the intersection of New Poag Road and Stadium Drive, and better identified as part of parcel 14-1-15-17-00-000-001. The proposed single-family residential subdivision will be set on 52.6 acres and will contain approximately 172 dwelling units consisting of both manufactured and modular construction. Roadways are proposed to be private, while sanitary sewer, storm sewer, and water utilities are proposed to be public. The proposed subdivision contains amenities such as a clubhouse, swimming pool, dog park, and playground. The proposed development is located in Unincorporated Madison County but is proposed to be annexed to the City of Edwardsville with a zoning classification of R-1 Single Family Residential District.
- C. Case 2021-11 – Amazing Grace at Logan Place – A Conceptual Project Workshop for Amazing Grace at Logan Place, located at 6 and 7 Logan Place (PIDs 14-2-15-11-16-404-032 and 14-2-15-11-16-404-031). The subject property is currently zoned R-1 Single Family Residential District. The proposal includes the use of the property for a ministry serving women in need by offering educational opportunities focused on self-esteem building, nutrition, and finance. The ministry will not provide sleeping quarters or overnight services. The project proposal includes 14 parking spaces at 7 Logan Place as part of Phase 1 and an additional 22 spaces on lots 6 as part of Phase 2.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

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