

PLAN COMMISSION

June 22, 2022

7:00 PM

MINUTES

Approved: [Signature]

Date: 7/14/2022

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 7:00 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	Megan Zanger	Tim Harr
Cari Wencewicz, D. Alt.	Katja Kopp	
David Gerber	Rachel Tompkins	
Andrea Miracle		
Mike Pierceall		
Kent Scheffel		
Ashley Niebur Sharp		
Tom Butts		
Blake Wagahoff		
Bryson Baker		
Emily Calderon, Staff		
Breana Buncher, Staff		
Tammy Kehrer, Staff		

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Minutes of the regular meeting for March 21, 2022.

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

ROLL CALL: 10 Ayes, 0 Nays, 0 Abstain

IV. PUD SITE PLAN/FINAL PLAT

- A. Case 2022-14 – One57 PUD
 - PUD Site Plan/Final Plat
 - Developer: One57 Partners, LLC
 - Engineer: CMT

This property is zoned B-2 Commercial/Business District. It is approximately 2.48 acres in size. It is designated as Commercial in the 2010 Comprehensive Plan.

This final plat and final PUD site plan will effectively plat this lot as Lot 1 of One57 subdivision.

There are no new rights-of-way and new easements provided.

Greenspace dedication will also occur with this Plat.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan and final plat.

Public comment was taken at this time.

Rachel Tompkins commented the more greenspace the better.

Katja Kopp commented that greenspace cleans water from the watershed, provides space for pollinators, other beneficial insects, and plants that are native. She stated this is why it is important to maintain greenspace. She said there have been an influx of deer that have eaten through ornamentals that they haven't before. She believes the deer are running out of places to eat.

Committee discussion was taken at this time.

Mike Boline asked if the developer provided any greenspace payment. Breana Buncher stated there was a payout for that.

MOTION: Approve with staff recommendations (Gerber), Seconded (Miracle)

ROLL CALL: 10 Ayes, 0 Nays, 0 Abstain

V. TEXT AMENDMENT

A. Case 2022-16 – Text amendments to Chapter 1252 (Definitions) and Chapter 1248.02.16 (Compost Piles) of the Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville

This ordinance will replace the language for compost piles, public and private. The new language is more detailed in its regulation.

With the new language, maintenance of compost piles is addressed. Properties are allowed one compost bin for every 10,000 square feet in lot area. The volume may increase by an additional 125 cubic feet for every additional 10,000 square feet of lot area.

Compost bin systems must be setback 10 feet from side and rear property lines and may not be located within 20 feet of home, patio, pool, or similar structure. They may not be located in a front yard or within 25 feet of a body of water.

There are several ingredients that are listed as permitted and anything else is not permitted.

Public comment was taken at this time.

Katja Kopp spoke regarding composting as we move into the future. She cited several different sources that she acquired information from. She spoke of the benefits of composting in detail.

Rachel Tompkins, chair of the Cool Cities committee, spoke regarding composting. She's hoping this ordinance is written to encourage and educate about composting. She would like to see no restrictions on composting and see setbacks be much smaller. This is particularly important for people with small yards.

Megan Zanger, owner of Taqueria Z, spoke regarding composting. She said it saves a lot of money and that it needs to be easy for people to do.

Committee discussed at this time.

Mike Pierceall asked if anyone has complained about a neighbor who was doing this. Emily Calderon said there were no complaints. He also suggested that some subdivisions have their own restrictions.

Mike Boline stated he does not like the 10 foot setback and probably would not support it if it doesn't get changed. One suggestion he had was that if it was a closed bin system, then there wouldn't be a setback.

Tom Butts suggested having a compost system installed in lieu of a greenspace requirement for new multi-family buildings.

Committee had a lengthy discussion about how much composting should be regulated. They agreed the less restrictions the better in order to encourage it. They do agree that the 20 foot setback from the neighbor should remain.

Bryson Baker asked about existing compost systems people have in place now in their front yards. Emily Calderon said it would be a non-conforming use if it's existing but the homeowner would have to prove it was there prior to the ordinance being passed.

David Gerber suggested having a 1 foot setback from the side and rear property line.

Mike Boline questioned the ingredient list saying there may be things that could be added.

Katja Kopp said the EPA has a list of permitted compostable items online.

Kent Scheffel said as the EPA list would change, it would then apply to our ordinance without us having to change anything.

Committee was in agreement that under "Maintenance" they would strike (a) (1) and (a) (2) and use the Illinois EPA list for permitted ingredients.

MOTION: Table (Pierceall), Seconded (Gerber)

ROLL CALL: 10 Ayes, 0 Nays, 0 Abstain

VI. PROJECT UPDATES – None at this time.

VII. OLD BUSINESS – None

VIII. NEW BUSINESS – Mike Boline stated elections need to take place for Plan Commission members as we are in a new fiscal year.

Cari Wencewicz nominated Mike Boline to continue as PC Chair, Ashley Niebur Sharp to be Vice Chair, and David Gerber as Designated Alternate.

MOTION: Approve (Wencewicz), Seconded (Scheffel)

ROLL CALL: 8 Ayes, 0 Nays, 2 Abstain (Boline, Niebur Sharp)

Mike Boline said he would like the ability to disseminate information about planning and zoning to Plan Commission members but, due to the open meetings act, is not able to do so. He would like to have some type of formal process that would be open to everyone. He said if anyone reads an article that would benefit commission members, an email could be sent to Emily Calderon and she would include that as part of the next Plan Commission meeting.

IX. ADJOURNMENT – Motion to adjourn by Mike Boline.