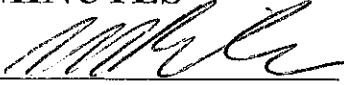


PLAN COMMISSION

July 18, 2022

7:00 PM

MINUTES

Approved: 

Date: 8/15/22

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:

David Gerber, D. Alt.
Cari Wenciewicz
Andrea Miracle
Mike Pierceall
Kent Scheffel
Blake Wagahoff
Bryson Baker
Emily Calderon, Staff
Breana Buncher, Staff
Tammy Kehrler, Staff
Eric Williams, Staff

Present

Rachel Tompkins
John Jennetten

Absent

Mike Boline, Chairman
Tim Harr
Ashley Niebur Sharp, Vice Chair
Tom Butts

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Minutes of the regular meeting for June 22, 2022.

MOTION: Move for Approval (Pierceall), SECONDED: (Wenciewicz)
ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

IV. TEXT AMENDMENTS

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

This has been elaborated on to define a compost bin system and a compost pile.

The square foot area has been eliminated for the lot size in which you would need to have a composting system.

The required setback has been changed for a compost pile from 10 foot to 1 foot from the rear or side property line and at least 20 feet from any home, patio, pool or similar structure on the adjacent property.

The permitted ingredients will be limited to those listed by the U.S. Environmental Protection Agency.

Public comment was taken at this time.

Rachel Tompkins spoke regarding this amendment. She feels restrictions are not necessary other than being clear what you can and cannot compost.

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

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

- B. Case 2022-19** - Amendment to Section 1250.10 (Exterior Lighting Controls) of Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville. A text amendment adding regulations for exterior lights, specifically requiring full cutoff lighting.

An applicability section has been expanded to include 9 items in which this does not apply too. A general provisions section was added discussing fixtures utilizing full cutoff designs to ensure the lighting is pointed downward.

The maximum height of light poles in parking lots cannot be more than 20 feet within commercial, mixed-use, and multi-family districts. Within manufacturing districts, light standards shall not exceed 30 feet.

There is also a section about prohibited lights as well.

Public comment was taken at this time.

Rachel Tompkins was present to comment about this amendment. She is Chair of the Cool Cities Committee. This committee had a chance to be a part of the green cities challenge. They had an opportunity to see what other municipalities are doing. She came across another City's lighting ordinance and discussed some of the benefits of this.

Mike Pierceall asked about getting the posts replaced for what is there if, for example, a car would back into one. Breana Buncher stated that would fall under #9 in the applicability category.

Bryson Baker asked if there was anything in the zoning code that has to do with the minimum number of parking spaces in a parking lot where you are required to have lighting. Emily Calderon said there is not. It just says if you have lighting those are the standards that have to be met.

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

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

- C. Case 2022-20** - Addition of Section 1248.02.31 (Electric Vehicle Charging Stations) to Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville. A text amendment adding regulations for electrical vehicle charging stations, both public and private.

They have taken out the number required and could add back in if it would become necessary at a later date.

They have also changed to allow for Level 1 and Level 2 to be within residential zoning districts.

There was a slight change made to the standards for the charging stations.

Committee asked that clarification be made under Subsection C (Standards for Electric Vehicle Charging Stations) to have verbiage added that this applies to non-residential.

MOTION: Move for Approval with changes as discussed (Pierceall), SECONDED: (Wencewicz)
 ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

- D. Case 2022-21** - Amendment to the Comprehensive Plan Text – A text amendment focusing on the following Special Interest Planning Areas: American Bottom (unincorporated area), Northeast and Northwest Corners of the Intersection of New Poag Road and North University Drive, and South University Drive/Chain of Rocks Road/Interstate 270 Area.

There was a change to the Poag Road Corridor section relating to light commercial uses along the frontage of New Poag Road in front of neighborhoods.

There was verbiage added about the protection of threatened wildlife species and archaeological resources to the South University Drive/Chain of Rocks Road/Interstate 270 Area.

The Special Interest Area was eliminated and the area was changed to Neighborhood in the section of Northeast and Northwest Corners of the Intersection of New Poag Road and North University Drive.

MOTION: Move for Approval (Wencewicz), SECONDED: (Scheffel)
 ROLL CALL: 6 Ayes, 0 Nays, 1 Abstain (Gerber)

- E. Case 2022-22** - Amendment to the Comprehensive Plan Future Land Use Map – An amendment to the future land use map, focused specifically on the west part of Edwardsville.

A lot of the area has been changed from Special Interest to Open Limited Development.

MOTION: Move for Approval (Wencewicz), SECONDED: (Miracle)
 ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

- F. Case 2022-23** - Amendment to Appendix I, I-55 Zoning Corridor of Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville. A text amendment replacing the current “Appendix I, I-55 Zoning Corridor,” with a new appendix, “Appendix B – I-55 Corridor Zoning District.”

Some features of the new code include the elimination of lot and building types, updated zoning sub-districts, traditional regulation of uses in bulk standards, design and architectural standards, as well as prioritizing open spaces.

The names of the zoning districts have been changed. They are Pin Oak Commercial, Goshen Commercial, Goshen Mixed-Use, Goshen Center, and Residential.

Shared parking will be allowed and encouraged for uses that are complimentary to each other.

They are allowing businesses to land bank future parking.

They are requiring bicycle parking.

In the Goshen Center area, all of the parking will be behind buildings.

In the Goshen Mixed Use area, one double row of parking would be allowed between the building and the roadway.

All development in the Goshen Center area would be required to be a PUD and the minimum acreage will be 15 acres.

Design standards will be required in the Goshen Center area.

They are prioritizing connectivity with shared use paths. They are requiring a 10 foot shared use path on each side of the street in roadway cross sections. They are also requiring a pedestrian access easement be included from the end of a cul-de-sac to the street behind it.

The code requires a civic green. Green space will be dedicated as part of the Goshen Center PUD.

There are supplemental regulations for fuel centers. They are not allowing auto repair functions and no accessory personal services such as showers, barbers, or laundry. There will be no overnight parking of trucks or other motor vehicles. There has to be a 15 foot landscaped buffer along the front property line. Fuel pumps have to be setback 20 feet from the front property line and any residential property line. Fuel pumps also have to be setback 85 feet from all schools, churches, hospitals, and other places of assembly.

Public comment was taken at this time.

John Jennetten spoke regarding the I-55 corridor district as he lives near there. He feels like a lot has been accomplished with this thus far. He said the map, charts, and code are very clear and understandable. He does like the bike parking availability. He would like to see a connection to bike trails in the future. He stated the overall focus on greenspace is good. The continued focus on high standards is important as development progresses. As the process moves forward, he would like staff to be cognizant of developers coming in with a PUD and asking for standards adjustments. He also spoke regarding signage in this corridor so as to avoid large billboards.

Emily Calderon stated billboards or any outside signage are not allowed within City limits.

Bryson Baker stated he had a concern with the 20 foot setback fuel centers had from residential areas. Committee discussed this and decided a 40 foot setback would be more appropriate.

Emily Calderon stated there will be a transitional buffer yard required between any commercial use and residential use.

In the residential zoning district, single family is permitted by right but townhome dwellings would be a Special Use. The only district where apartments would be permitted is the Gateway Center and Goshen Mixed Use above residential.

MOTION: Move for Approval with changes as discussed (Pierceall), SECONDED: (Wencewicz)

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

G. Case 2022-24 - Amendment to Section 1248.03 (Plan Commission) of Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville. A text amendment regarding the Plan Commission.

Currently, there can be between 10-20 Plan Commission members. They are changing it to 7-11 members.

There will also be a minor verbiage change under Meetings, Quorum, and Voting.

New Plan Commission by-laws will be presented at the next meeting.

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

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

- H. Case 2022-25** - Amendment to Chapter 1252 (Definitions) of Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville. A text amendment updating and adding definitions to the Zoning Code.

There are 14 definitions that have been added and/or updated.

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

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

- VI. PROJECT UPDATES** – None at this time.
- VII. OLD BUSINESS** – None
- VIII. NEW BUSINESS** – None
- IX. ADJOURNMENT** – Motion to adjourn by David Gerber.