

**EDWARDSVILLE BOARD OF ZONING APPEALS AND PLANNING COMMISSION**  
EDWARDSVILLE CITY HALL COUNCIL CHAMBERS  
690 SOUTH 4<sup>TH</sup> STREET P O BOX 13738  
EDWARDSVILLE, KANSAS 66113

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**MINUTES January 20, 2021**

**Members Present:** Greg Scott, John Altevogt, Bryan Smith, Erin Harves, Mark Bishop

**Staff Present:** Bradley Hocevar, City Planner  
Michael Webb, City Manager  
Katie Ross, Administrative Specialist for Planning Services

**PLANNING COMMISSION**

The regular meeting was called to order by Chairman Bishop at 7:04 p.m.

**Minutes from November 18, 2020**

Commissioner Altevogt made the motion to approve the minutes. Commissioner Scott seconded the motion, which passed 5-0.

**New Business**

City Manager Michael Webb introduced new City Planner Bradley Hocevar.

City Planner Bradley Hocevar gave background about himself. He recently graduated from UMKC through their urban planning and design program. Bradley's senior year he interned with North Kansas City under Sarah Coplin.

City Manager Michael Webb mentioned that Bradley Hocevar has experience with long term planning. Michael Webb will be leading tonight's meeting. Going forward Bradley Hocevar will lead.

City Manager Michael Webb discussed that the meeting would be more of an administrative one, as no new cases were on the agenda. Commissioner Harves and Chairman Bishop are up for reelection. Michael Webb discussed the different roles and positions of the Planning Commission.

Commissioner Smith made a motion to reappoint Chairman Bishop and Commissioner Harves to their current positions. Commissioner Altevogt seconded the motion, which passed 5-0.

City Manager Michael Webb discussed what protections cover the Planning Commission. In Kansas, the zoning laws are covered under Chapter 12. The Planning Commission in Edwardsville was created in 1961. The current ordinance that the City is operating under was created in 2016, ordinance 963, which is also codified. The City code is something that can be found online. The City now has a seven-member Planning Commission board. Being appointed to a board means that there is a

responsibility to be at the meetings. If a Commissioner misses three concurrent meetings in a row the Mayor can remove them.

Primary Planning Commission powers are things like: capital improvement plans, the comprehensive plan for the City, zoning amendments and uses of properties, development plans, and the review of plats. The Board of Zoning Adjustments are made up of the same people as the Planning Commission, but have different roles. City Manager Michael Webb discussed the requirements that must be met for the BZA to approve a case. Any decision of the BZA can be appealed to district court. Planning Commission appeals go to City Council.

City Manager Michael Webb discussed KOMA/KORA and how this effects meetings as well as what a serial meeting is. He also went over what an open record is.

Commissioner John Altevogt questioned what an open record is in regard to citizens calling and asking him questions. City Manager Michael Webb discussed that open records are okay, just be cautious.

City Manager Michael Webb discussed conflict of interest and gave examples of things that could be a conflict for the Commissioners. If a Commissioner thinks they have a conflict they should contact staff to discuss.

City Manager Michael Webb discussed the forecast for the Planning Commission meetings of 2021. He is planning to have work type meetings when there are no cases to hear. He stated that the City is buying GIS.

If the Commissioners choose, the time and date for the meetings can be changed. The Board approved a change to the meeting time. Meetings will now be held at 6pm going forward.

Chairman Bishop discussed Johnson County Licensing. It was discussed that the City would be incorporating Johnson County Licensing in the near future.

City Manager Michael Webb spoke about the subdivision ordinance, which was last updated in 1974. This is something that he would like to be worked on this year.

### **Staff Reports**

City Manager Michael Webb said that the Hotel is still a possibility. He discussed the 160 acres off Riverview and 110<sup>th</sup> in regards to the sewer and the positive impact for the City.

### **Adjournment**

Chairman Bishop made the motion to adjourn the meeting, which Commissioner Altevogt seconded. The motion passed 5-0.

Minutes submitted by Katie Ross, Administrative Specialist.