

Members Present: Tim Sweeten, Mark Bishop, Greg Scott, Robert Niffen

Staff Present: Dave Knopick, City Planner
Michael Webb, City Manager
Zack Daniel, Assistant City Manager/City Clerk
Katie Ross, Administrative Specialist for Planning Services

BOARD OF ZONING APPEALS

The regular meeting was called to order by Chairman Bishop at 7:00 p.m.

New Business

(a) Variance Public Hearing – 1830/1834 S. 98th St. (2019-02-V) – Vanetta and Angela Greene (Owner 1830 South 98th St.) and Jason and Kristyn Allison (Owner – 1834 S. 98th St.) / Melanie Cogswell (Applicant)

City Planner Dave Knopick introduced this item and reviewed the particulars of the application related to the driveway paving requirements for the R-1 district. The applicants are requesting a variance from the required standard for paving of the entire driveway. Instead, they would like to be held to the AG/R standard of only paving the first 75 feet of the driveway. Mr. Knopick then reviewed the criteria used to review variance requests. He also noted some of the conditions related to the shared access drive that are unique to this property.

Commissioner Niffen made the motion to open the public hearing, which Commissioner Scott seconded. The motion passed 4-0.

Melanie Cogswell, the applicant, then took the podium and took questions from the Commission regarding the existing bridge. They also made comments in regard to the paving requirement, noting some of the cost concerns related to the potential paving project.

Jeff Martinek, the former property owner who now resides at 1830 S. 98th, then took the podium and provided additional background.

Mr. Knopick also added that the Edwardsville Fire Department has confirmed that the length of the proposed drive is adequate to allow for fire access.

Commissioner Bishop made the motion to close the public hearing, which was seconded by Commissioner Niffen. The motion passed 4-0.

Commissioner Sweeten made the motion to approve the variance as recommended by staff with the finding that all criteria for granting such variance were met in this case as outlined by the staff recommendation. Commissioner Niffen seconded the motion, which passed 4-0.

Commissioner Niffen then made the motion to adjourn the meeting of the BZA. Commissioner Scott seconded the motion, which passed 4-0.

Adjournment

Commissioner Niffen motioned to adjourn the meeting, which was seconded by Commissioner Scott. The motion passed 4-0.

PLANNING COMMISSION

The regular meeting was called to order by Chairman Bishop at 7:19 p.m.

Minutes from March 20, 2019

Commissioner Niffen made the motion to accept the minutes as written. Commissioner Scott seconded the motion, which passed 3-0-1 with Commissioner Sweeten abstaining.

Staff Reports

City Manager Michael Webb updated the group on the progress of the Hard Rock Hotel project, noting there are a number of plans that have been submitted and are under review. He also noted that the private financing side of the project is still being worked through. He also provided updates regarding the ongoing Fastenal and MWI projects in the City's industrial area.

Mr. Knopick then provided some additional context on shared access/parking agreements.

Adjournment

Commissioner Niffen motioned to adjourn the meeting, which was seconded by Commissioner Scott. The motion passed 4-0.

Minutes submitted by Zack Daniel, Assistant City Manager/City Clerk.