

**Maryville Planning Commission
April 25, 2011**

Public Hearing

The scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:06 p.m. to hear the request of J. Tottleben for the rezoning of 2210 Williams Street from SR-1 to SR-2.

Chairperson Covarrubias requested remarks from Mr. Tottleben who stated that he wanted to split the existing property, currently zoned SR-1, into two SR-2 lots in order to build one additional house on the property. The property is currently improved with an existing house.

Chairperson Covarrubias requested remarks from the public, there being none, remarks were requested from the members of the Planning Commission. The members of the Planning Commission reviewed the zoning of the adjoining properties and noted that the requested zoning was not inconsistent with the zoning of the majority of the properties abutting the lot in question. It was also noted that no buffer zone issues were going to be created as a result of the requested change in zoning.

There being no further comments from the public or the member of the Planning Commission, Chairperson Covarrubias closed the public hearing at 7:11 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:11 p.m. on April 25, 2011 in the Village Hall.

Roll Call:

Members Present: R. Covarrubias, M. Floyd, S. Frey, D. Keene

Members Absent: D. Drobisch, T. Nemsky, C. Vincent

Additional Attendees: K. Flaughner, M. Vallino

Chairperson Covarrubias requested a review of the minutes from the January 24, 2011 meeting. D. Keene made a motion to recommend the approval of the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

Rezoning of 2210 Williams Street

Mr. Tottleben was present to answer any questions from the members of the Planning Commission.

Members of the Planning Commission reviewed the zoning request and the zoning of the adjoining properties. K. Flaughner presented an overhead view of both the present zoning of the property in question and the adjoining properties. An overhead was also shown of the position of the house presently on the property. M. Floyd made a motion to recommend approval to the Village Board of the request to rezone the property at 2210 Williams Street from SR-1 to SR-2. D. Keene seconded the motion. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Aye. Motion carried all ayes.

Concept Plan – Division Street Townhomes

Mr. Chris Geiler, President of CMG Custom Construction, LLC presented a concept plan for a development of 28 townhomes. Some of the townhomes would have basements, some would have garages. The property would have one ingress/egress at the corner of Nepute and Droste. As presented, the townhomes would be “upscale” and rent from \$850 to \$900 per month.

Members of the Planning Commission discussed the plan as presented and reviewed the adjoining zoning of the property in the area. The general consensus of the Planning Commission was favorable to the development.

Other Business

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by D. Keene. The motion carried - all ayes.