

**Maryville Planning Commission  
October 26, 2009**

**Public Hearing**

**Wynncrest Corporation – Timbercreek Subdivision – 2945 Keebler Rd.– SR-1 to SR-2**

The public hearing was called to order at 7:00 p.m. by Chairperson Covarrubias. Forrest Lerch, Developer was present. There were no other attendees from the public present registered to speak. Mr. Lerch stated the original 4 partners in the development in 2007 want out, and will auction the approximately 80 acres. Mr. Lerch feels that he can continue with the development if the zoning is changed from SR-1 to SR-2 increasing the number of lots from 103 to 123. He plans to develop the area in 6 phases over 8 years with homes in the \$200k to \$250k price range. 40 of the lots in the re-zoned subdivision will be greater than 16,000 sq. ft. Mr. Lerch approached the Village Board last month and the board members were favorable to the re-zoning.

Mayor Gullede spoke favorably of the re-zoning and subsequent planned development. He felt that Mr. Lerch would do a good job.

Trustee C. Short stated that he was excited to see a subdivision of this caliber and further stated that Mr. Lerch lives across the street from the proposed subdivision and will do a good job.

With no further comments or questions, Chairperson Covarrubias closed the public hearing at 7:15 p.m.

**Regular Meeting**

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:15 p.m. on October 26, 2009 in the Village Hall.

**Roll Call**

Members Present:	R. Covarrubias, M. Floyd, S. Frey, D. Keene, C. Vincent
Members Absent:	D. Drobisch, T. Nemsy
Additional Attendees:	K. Flaughner, L. Gullede, C. Short

Chairperson Covarrubias requested a review of the minutes from the August 24, 2009 meeting. C. Vincent made a motion to recommend the approval of the minutes. The motion was seconded by M. Floyd. Motion carried, all ayes.

Let the record show that the Planning Commission did not meet in September, 2009 as there were no agenda items for consideration.

**Wynncrest Corporation – Timbercreek Subdivision – 2945 Keebler Rd.– SR-1 to SR-2**

C. Vincent made a motion to recommend to the Village Board the approval of the petition for re-zoning the Timbercreek Subdivision from SR-1 to SR-2. Motion was seconded by D. Keene. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Aye; Vincent-Aye. Motion carried, all ayes.

### **Discussion of Green Space Fees for Multi-Family and Commercial**

The Planning Commission discussed the merits of assessing green space fees for commercial developments as well as various ways in which the fees could be collected. It was generally agreed that commercial developments can have an impact on the use of park facilities and equipment within the Village. For example, customers drawn to the commercial developments may stop and use the facilities and equipment to eat or recreate on their way to or from their destination.

C. Vincent made a motion to assess a green space fee on all commercial developments within the village equal to 10 percent of the building permit fee. M. Floyd seconded the motion. Roll Call: Covarrubias-Nay; Floyd-Aye; Frey-Aye; Keene-Nay; Vincent-Aye. Motion carried, 3 to 2.

K. Flaughter proposed changes to current village ordinances to enforce the future collection of green space fees on multi-family developments.

R. Covarrubias made a motion to add subsection (G) to 154.118, fees; 156.029, final development plans; and 156.026 preliminary development plans; which would refer to section 154.032 Green Space (C), (1), (a) through (d). The motion was seconded by S. Frey. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Aye; Vincent-Aye. Motion carried, all ayes.

### **Other Business**

C. Vincent inquired on the status of the recommendation that the new walking path planned around the lake at Drost Park be dedicated to the memory of L. Benesh when it is completed. Mayor Gullede stated that it has been sent to the Parks Committee and is being discussed. One suggestion was to break the path into sections with the possibility of more than 1 dedication. More discussion is to take place at the November meeting.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by M. Floyd. The motion carried – all ayes.