

Maryville Planning Commission August 25, 2008

C. Vincent made a motion to recommend M. Floyd as Acting Chairperson in the absence of R. Covarrubias. The motion was seconded by D. Keene. Motion carried, all ayes.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:01 p.m. on August 25, 2008 in the Village Hall by Acting Chairperson M. Floyd.

Roll Call

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

Approval of Minutes

Acting Chairperson M. Floyd called for a review of the minutes from the July 28, 2008 meeting. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Keene. Motion carried all ayes.

New Business

Final Development Plan – Zupan St. Townhomes

The developer C. Geiler and his Engineer T. Alverson were present to answer any questions from the Planning Commission. John Dutton, Juneau Associates, Inc., P.C. presented a review memo dated August 22, 2008 for JN E070729 prepared by Ron Keepes, P.E. A response memo was presented by T. Alverson, PLS for the developer. A copy of both memos are submitted as part of the minutes.

Acting Chairperson Floyd led a review of the 10 comments by Juneau Associates and responses by T. Alverson. It was agreed that comments 1 through 3 would be changed to read as follows:

1. A temporary easement from the adjacent property owner will be required for erosion control at the southwest corner of the property if drainage will be on the adjacent property.
2. Village approval shall be provided for the design of an enclosed dumpster consisting of PVC vinyl fencing. A gate shall be used on the alley side.
3. A separate plat will be required to dedicate the right-of-way on Zupan and the new utility easements. The developer must submit a recordable easement document.

Comment 4 was corrected by the developer.

Comments 5 through 10 require satisfactory review of the responses from the developer by Ron Keepes, P.E. Juneau Associates, Inc.

D. Drobisch made a motion to recommend to the Village Board the approval of the Final Development Plan for the Zupan St. Townhomes contingent upon the developer receiving approval from Ron Keepes, P.E. Juneau Associates, Inc. on items 5 through 10. The motion was seconded by D. Keene. Roll Call: Drobisch-aye; Floyd-nay; Frey-aye; Keene-aye; Nemsy-aye; Vincent-nay. Motion carried 4-2.

Other Business

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:23 p.m. The motion was seconded by D. Drobisch. Motion carried – all ayes.