

**Maryville Planning Commission
June 23, 2008**

Public Hearing #1

The public hearing for the request for the rezoning from SR-1 to B-1 of the Tottleben property at 6537 State Route 162 was opened at 7:00 p.m. Robert Tottleben was present to answer any questions from the public or the Planning Commission. It was noted that the rezoning request complies with the comprehensive plan for the Village. Chairperson Covarrubias called for questions or comments from the public or the Planning Commission, there being none, the public hearing was closed at 7:04 p.m.

Public Hearing #2

The public hearing for the request for the rezoning from SR-1 to B-1 of the Langridge property at 6529 State Route 162 was opened at 7:04 p.m. William Langridge was present to answer any questions from the public or the Planning Commission. It was noted that the rezoning request complies with the comprehensive plan for the Village. Chairperson Covarrubias called for questions or comments from the public or the Planning Commission, there being none, the public hearing was closed at 7:06 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:06 p.m. on June 23, 2008 in the Village Hall by Chairperson R. Covarrubias.

Roll Call

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

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the May 19, 2008 meeting. D. Drobisch made a motion to approve the minutes as presented. The motion was seconded by D. Keene. Motion carried all ayes.

New Business

Recommendation on the Rezoning of the Tottleben Property

Robert Tottleben was present to answer any questions from the Planning Commission.

S. Frey made a motion to recommend to the Village Board the rezoning of the Tottleben property from SR-1 to B-1 the motion was seconded by M. Floyd. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Keene-aye. Motion carried, all ayes.

Recommendation on the Rezoning of the Langridge Property

William Langridge was present to answer any questions from the Planning Commission.

D. Drobisch made a motion to recommend to the Village Board the rezoning of the Langridge property from SR-1 to B-1 to motion was seconded by D. Keene. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Keene-aye. Motion carried, all ayes.

Other Business

Zupan Towne Homes - Preliminary Site / Development Plan Review

Christopher Geiler, developer of the property, was present to answer any questions from the Planning Commission. A review memo dated June 23, 2008 for Job No. E-070729 was received from Juneau Associates, Inc., P.C. in which the following comments were made: 1) Water and sewer connection shall be shown to both buildings. 2) Uses of adjacent properties and zoning of properties across streets shall be shown. 3) There are three variances requested that will need to be acted upon. The development will consist of 12 units of approximately 1,000 sq. ft. each with 2 bedrooms per unit. The property is currently zoned MR-2.

M. Floyd made a motion to recommend to the Zoning Board of Appeals the developers request for the following variances: 1) Increase the number of allowable dwelling units from 9 to 12. 2) Reduce the number of parking spaces from the required 36 to 33 spaces. 3) Allow a single 7.5' wide landscape buffer in the parking lot in lieu of the required three 9' x 20' buffer islands required. The motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Keene-aye. Motion carried, all ayes.

D. Drobisch made a motion to recommend to the Village Board the approval of the preliminary site / development plan for the Zupan Towne Homes contingent upon the developer correcting the deficiencies noted in the letter from Juneau Associates, Inc., P.C. dated June 23, 2008. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Keene-aye. Motion carried, all ayes.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:27 p.m. The motion was seconded by D. Drobisch. Motion carried – all ayes.