

**Maryville Planning Commission
May 19, 2008**

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:01 p.m. on May 19, 2008 in the Village Hall by Chairperson R. Covarrubias.

Roll Call

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

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the April 28, 2008 meeting. M. Floyd made a motion to approve the minutes as presented. The motion was seconded by D. Drobisch. Motion carried all ayes.

New Business

Recommendation of Final Development Plan – 159 Strip Center

Forrest Lerch, the developer, was present to answer any questions from the Planning Commission.

A review memo dated May 15, 2008 for Job Number E080705 was received from Juneau Associates, Inc., P.C. in which 8 comments / deficiencies were noted. A copy of the memo should be attached to the minutes and become part of the public record. The developer asked for four variances from the Village Code, as noted in the memo. J. Dutton, Juneau Associates, Inc., P.C. stated that items numbered 3, 4, 5, and 7 were changed / completed. Item #7 needs to be submitted under a separate document to K. Flaughner for subsequent approval. A review response memo dated May 19, 2008 was received from Netemeyer Engineering Associates, Inc., the engineering firm for the developer. A copy of the memo should be attached to the minutes and become part of the public record.

R. Covarrubias made a motion to recommend granting the variance for the 10' parking and driveway setback from the property line on the NE corner of the development. The motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-nay; Frey-nay; Nemsy-nay; Vincent-nay. Motion failed 4-2.

C. Vincent made a motion recommending to deny the developers request for a variance requiring planting islands for every 10 parking spaces. Motion was seconded by S. Frey. Roll Call: Covarrubias-nay; Drobisch-nay; Floyd-aye; Frey-aye; Nemsy-nay; Vincent-aye. Motion tied 3-3. The request for variance failed due to a lack of a majority.

R. Covarrubias made a motion to recommend the request for a side yard setback less than 25' as shown on the plans dated 5/08/2008. The motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Nemsy-aye; Vincent-aye. Motion carried, all ayes.

D. Drobisch made a motion to recommend the approval of 65 parking spaces with the inclusion of 5 additional planting islands. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Nemsy-aye; Vincent-aye. Motion carried, all ayes.

C. Vincent made a motion to set aside the previous vote on the developers request for a variance from the 10' parking and driveway setback requirement contingent upon the developer increasing the number of parking islands into the landscape plan. The motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Nemsy-aye; Vincent-aye. Motion carried, all ayes.

R. Covarrubias made a motion to recommend approval of the Final Development Plans for the 159 Strip Center contingent upon the developer completing items numbered 2, 6, and 8 in the memo dated May 15, 2008 from Juneau Associates, Inc., P.C. and per the variances as recommended for approval. The motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Nemsy-aye; Vincent-aye. Motion carried, all ayes.

Concept Plan – Chris Geiler – West Zupan Street

Chris Geiler made a presentation proposing a 14 unit towne home development on West Zupan. Each unit is approximately 500 sq. ft. in size, the units will be leased, not owned.

The property is currently zoned MR-2 with a total area of 43,550 sq. ft. The green space totals 17,700 sq. ft.

Village code allows one unit per 5,000 sq. ft. which would allow 8.71 units on a property this size.

The developer may be requesting several variances.

Recommendation of Final Development Plan – Lots 1, 2, and 3 – Executive Plaza

A review e-mail dated May 16, 2008 was received from Juneau Associates, Inc., P.C. The following deficiencies were noted:

1. The propose light poles exceed the maximum height allowed of 25 feet.
2. An accessible route is not provided to the building from the proposed handicapped spaces that comply with IAC.
3. Proposed grades for the handicapped parking indicated on Lot 3 exceeds the maximum allowed by IAC which is 2 % in any direction.

D. Drobisch made a motion to recommend the approval of Executive Plaza contingent on the developer correcting the three items above. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Nemsy-aye; Vincent-aye. Motion carried, all ayes.

Other Business

C. Vincent requested that the commission members consider an ordinance requiring the use of natural landscaping (water gardens) in run-off areas of developments. Chairperson Covarrubias requested that C. Vincent bring in additional information for the members to review.

There being no further business to discuss, D. Drobisch made a motion to adjourn the meeting at 8:22 p.m. The motion was seconded by C. Vincent. Motion carried – all ayes.