

**Maryville Planning Commission
May 31, 2007**

Public Hearing #1

Rezoning Request – 2nd Addition of Stonebridge Bluffs from PD-R to SR-2

The public hearing was opened at 7:00 p.m. by Chairperson Covarrubias. K. Flaughner described the property and indicated its location and relationship to adjoining properties using the zoning map for the Village. The developer, J. Osborn was present and stated that the reason for the rezoning request was to address a segment of the market where there was currently greater demand, namely single family housing in the \$250m to \$500m price range. Chairperson Covarrubias asked for comments from the public and the members of the Planning Commission who were present, there being none, the public hearing was closed at 7:07 p.m.

Public Hearing #2

Rezoning Request – 2023 Vadalabene Drive / Beatrice Clayton SR-2 to B-1

The public hearing was opened at 7:08 p.m. by Chairperson Covarrubias. The requester, Beatrice Clayton was present. K. Flaughner described the property and indicated its location and relationship to adjoining properties using the zoning map for the Village. The requestor, B. Clayton stated that the property will be developed into a office building for doctors, and that a contract on the property is currently pending. Chairperson Covarrubias asked for comments or questions from the public. There were no comments or questions from the public. Chairperson Covarrubias asked for comments or questions from the Planning Commission. There were no comments or questions from the Commission members. The public hearing was closed at 7:10 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:11 p.m. on May 31, 2007 in the Village Hall by Chairperson R. Covarrubias.

Roll call

Members Present: R. Covarrubias, D. Drobisch, M. Floyd, S. Frey, C. Vincent
Members Absent: L. Benesh, C. Short
Additional Attendees: K. Flaughner, L. Gulledge

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the April 23, 2007 meeting. R. Covarrubias made a motion to approve the minutes as presented. The motion was seconded by D. Drobisch. Motion carried all ayes.

New Business

Recommendation of Zoning Request for the 2nd Addition to Stonebridge Bluffs; PD-R to SR-2

The developer, J. Osborn was present to answer any questions from the Planning Commission.

S. Frey asked if this property was still under the 1996 special annexation agreement between the developer and the Village. L. Gulledge responded that it was and that there would be no green space fees collected and no sidewalks in the development, furthermore, none of the adjoining property was

developed with sidewalks. L. Gulledge continued to state that because of the special annexation agreement, it may not have been necessary for the public hearing, but that the attorney for the Village had recommended that one be held. R. Covarrubias stated that the preliminary and final plat would need to be reviewed by the Planning Commission. It was noted that the review would be completed using the ordinances in effect in 1996.

C. Vincent made a motion to recommend to the Village Board the developers request for rezoning of the 2nd Addition to Stonebridge Bluffs from PD-R to SR-2. Motion was seconded by M. Floyd. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried all ayes.

Recommendation of Zoning Request for 2023 Vadalabene Drive from SR-2 to B-1

The requestor, B. Clayton was present to answer any questions from the Planning Commission. The Planning Commission reviewed the location of the property in question, and the zoning of the adjoining properties. The adjoining properties were zoned for commercial use. K. Flaughner stated that the B-1 zoning classification was for "light" business use such as office buildings, retail, etc. It did not allow gas stations, or drive-through restaurants.

C. Vincent made a motion to recommend to the Village Board the developers request for rezoning of 2023 Vadalabene Drive from SR-2 to B-1. Motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried all ayes.

Other Business

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:21 p.m. The motion was seconded by M. Floyd. Motion Carried – all ayes.