

Maryville Planning Commission
April 23, 2007

The regular meeting of the Maryville Planning Commission was called to order at 7:01 p.m. on April 23, 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: J. Dutton, K. Flaughner, L. Gullledge

S.Frey noted for the record that no meeting was held in March, due to no agenda items being submitted.

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the February 26, 2007 meeting. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Drobisch. Motion carried all ayes.

New Business

Recommendation for Special Use Permit for Home Based Business – Stacy Stenger

The requester, Stacy Stenger and her husband were present to answer any questions from the Planning Commission.

The requester submitted an application, and a letter of intent, on or about March 30, 2007. The letter of intent states that the requester wants to operate a small hair salon business from the house she has purchased located at 209 E. Union Street.

K. Flaughner stated that the property is currently zoned single family – residential; the comprehensive plan shows the future use of the area to be single family – residential. The lot size is approximately 60 x 100.

C Vincent inquired as to the maximum number of customers that would be at the residence at one time. The requester, S. Stenger replied no greater than two. K. Flaughner stated that on street parking would not be allowed in front of the property. The requester stated that the existing gravel driveway will be extended to the rear of the house and a gravel parking area added. R. Covarrubias inquired as to how large the gravel parking lot would be, the requester replied that it would be large enough to hold three to four cars with room for backing and turning.

D. Drobisch inquired if the requester would be living at the property. The requester replied no. R. Covarrubias inquired as to whether or not the terms of a special use permit required occupancy. K. Flaughner stated that it did not.

D. Drobisch inquired if the requester had purchased the property with the intent of operating a business. The requester stated that the property had previously belonged to her grandfather.

The requester stated that the business will be run by appointment only. The hours of operation will be between 8:30 a.m. and 9:00 p.m.

S. Frey inquired if a business license would be required. K. Flaughner state that a business license would need to be purchased from the Village.

R. Covarrubias made a motion to recommend to the Zoning Board of Appeals the request for a special use permit to operate a small hair salon business at 209 E. Union Street. Improvements to be limited to the extension of the existing gravel drive and adding a gravel parking area at the rear of the property. Motion was seconded by S. Frey. Roll Call: Covarrubias-aye; Drobisch-No; Floyd-aye; Frey-aye; Vincent-aye. Motion carried; 4 ayes, 1 no.

Villa Marie Winery – Final Development Plan

The developer, J. Drost-Wiemann was present to answer any questions from the Planning Commission.

Review memos from Juneau Associates, Inc., P.C. dated March 19, 2007; March 29, 2007 and April 23, 2007 were received. J. Dutton, Juneau Associates, Inc. P.C. stated that all comments in the review memos had been corrected by the developer on the final development plan submitted to the Planning Commission for review.

Landscaping and lighting plans were submitted by the developer and reviewed by K. Flaughner. K. Flaughner stated that the plans met with the landscaping and lighting ordinances of the Village.

S. Frey questioned whether the developer had considered a shorter lighting pole, perhaps 16 feet instead of the 25 feet shown. The developer stated that the poles had already been purchased. The developer stated that the lighting would be downward in direction, focused on the parking lot area.

C. Vincent questioned two tree selections that the developer was showing in the landscape plans, one selection noted "invasive root system" and another noted "thorns". The developer stated that the thornless variety of the tree would be used, and the tree with invasive roots would not be planted where it would harm any pavement.

D. Drobisch made a motion to recommend to the Village Board the Final Development Plan for the Villa Marie Winery. Motion was seconded by C. Vincent. Roll Call: Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried; all ayes.

Final Plat / 1st Addition to Stonebridge Bluffs

Withdrawn - completed paperwork not received from the developer.

Other Business

K. Flaughner noted that the regular meeting day (4th Monday) in May was a holiday. Discussion ensued and a tentative decision was made to hold the meeting on Thursday, May 31, 2007.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:44 p.m. The motion was seconded by M. Floyd. Motion Carried – all ayes.