

**Maryville Planning Commission  
February 26, 2007**

**Public Hearing #1**

Rezoning Request – Wynncrest Corporation from A to PD-R & SR-2

The request for a public hearing was withdrawn by the developer, Wynncrest Corporation.

**Public Hearing #2**

Rezoning Request – Wynncrest Corporation from A to SR-1

The public hearing was opened at 7:10 p.m. by Chairperson Covarrubias. The developer, Forrest Lerch was present and gave a brief overview of the proposed development. The development, consisting of 80 acres +/-, will be directed at 3 different residential markets. Timber Creek Estates, with homes in the \$300m + range; Stonebridge Woods-3<sup>rd</sup> Addition with homes in the \$500m + range; and Stone Gate Estates-2<sup>nd</sup> Addition with homes in the \$400m + range. The developer stated that this type of development would be consistent with the adjoining properties. 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 7:16 p.m.

**Regular Meeting**

The regular meeting of the Maryville Planning Commission was called to order at 7:16 p.m. on February 26, 2007 in the Village Hall by Chairperson R. Covarrubias.

**Roll call**

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

**Approval of Minutes**

Chairperson Covarrubias called for a review of the minutes from the January 22, 2007 meeting. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by R. Covarrubias. Motion carried all ayes.

**New Business**

**Recommendation of Zoning Request for Wynncrest Corporation; A to SR-1**

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

R. Covarrubias asked K. Flaughner if the number of cul de sacs presented any issues from a safety perspective. K. Flaughner stated that they did not.

S. Frey made a motion to recommend to the Village Board the developers request for rezoning of the property from A to SR-1. Motion was seconded by C. Short. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried all ayes.

**Recommendation of Preliminary Plat for Creekside Estates**

Withdrawn at the request of the developer.

**Recommendation of Preliminary Plat for Timber Creek Estates**

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

A review letter dated February 21, 2007 Job No. E-070704 was received from Juneau Associates, Inc., P.C. J. Dutton reviewed the memo with the Planning Commission and indicated that items numbered 6, 15, and 26 had been corrected. J. Dutton also noted that the review memo encompassed the Stone Gate Estates and Stonebridge Woods developments which are contiguous to the Timber Creek Estates development.

K. Flaughter stated that the review memo had several items listed which would require the granting of variances from current ordinance to the developer. There is currently a proposed annexation agreement with the Village and the developer. If the variances are granted in conjunction with the approval of the annexation agreement, the developer will not have to request the approval of the variances through the Zoning Board of Appeals.

S. Frey questioned why the developer could not meet the SR-1 zoning requirement of 16,000 sq. ft. on 22 of the 126 lots platted. The developer stated that on 5 of the lots facing Keebler Road, he elected to create 2 out lots on the back of each of the 5 lots to control the landscaping he intended to create at the entrance to the subdivision. On the remaining 17 lots, the developer stated that each lot was very close to the required 16,000 sq. ft., but had a 90 ft. width. This would allow for the development of the homes in the \$300m + price range. The lots with 100 ft. widths would have homes in the \$350m to \$400m price range. He further stated that this density would be needed to make the development work. The developer stated that if he were forced to make the lots meet the SR-1 zoning requirement, then the remaining lots would need to be smaller.

R. Covarrubias inquired as to the status of the annexation agreement. L. Gulledge stated that the agreement was very close to being completed. A public hearing is scheduled for March 7, 2007. The Mayor further stated that there was nothing in the annexation agreement except the issue of the private road and the request for the lot size variance.

R. Covarrubias questioned why the development was not zoned as a PD-R. K. Flaughter responded that this was not a "mixed use" development. There are no Villas or 60 foot wide lots in the development, it is a residential development, primarily with large lot sizes.

S. Frey questioned whether or not the Village would be setting precedence by allowing the developer variances to create smaller lot sizes for no other reason than to maintain the overall density of the development as requested by the developer. L. Gulledge responded that precedence would not be set and that each development brought before the Planning Commission and the Village Board should stand on its own merits without regard to recommendations made on previous developments.

C. Vincent questioned the developer on the need for a private street in the development. The developer stated that 1) the topography of this area would require a private street with a narrower width to retain the trees existing in this area and provide enough "working" room for the development and 2) this street is to be gated with a "cobble-stone" concrete surface that would be maintained by the home-owners.

R. Covarrubias made a motion to recommend to the Village Board that in consideration of the developments larger lot sizes and additional green space, the request for 22 lot size variances be approved. Motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried all ayes.

R. Covarrubias made a motion to recommend approval to the Village Board, the developers request for a variance to the ordinance for maximum cul de sac length of 1,000 feet. Specifically, Stonebridge Bluff Drive, Crestwood Lane and Timber Creek Drive. Motion was seconded by S. Frey. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried all ayes.

R. Covarrubias made a motion to recommend approval to the Village Board the developers request for a variance for a private gated street named Oak Bluff Court due to the narrower street width and other topography situations. Motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried all ayes.

R. Covarrubias made a motion to recommend approval of the preliminary plat for Timber Creek Estates, Stone Gate Estates (2<sup>nd</sup> addition) and Stonebridge Woods (3<sup>rd</sup> addition) to the Village Board. Motion was seconded by S. Frey. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried all ayes.

### **Villa Marie Winery – Preliminary Site Plan Review**

The developer, J. Drost Wiemann and the Engineer for the development, P. Netemeyer were present to answer any questions from the Planning Commission.

A review letter dated February 19, 2007 Job No. E-060709 was received from Juneau Associates, Inc., P.C. Discussion ensued regarding Juneau's recommendation that a fire hydrant be placed within 300' of the building. J. Dutton estimated that the distance to the nearest hydrant on East Main Street from the entrance to the winery was 150'; the driveway to the nearest edge of the parking lot was 500', to the back of the parking lot and the building, an additional 200'. K. Flaugher stated that the hose length available was 1,000' and that he would not want to take the chance that this would be adequate in case of a fire. K. Flaugher stated that he would like to see, at a minimum, another hydrant at the entrance to the winery.

L. Gulledge stated that the water line at the entrance to the winery was a 10-inch line and that it could be tapped at the entrance to add a fire hydrant.

The winery will be primarily constructed of poured concrete walls and floors with a metal "clay-tile" looking roof. The roof trusses will be wood.

C. Vincent made a motion to recommend approval of the preliminary site plan for the Villa Marie Winery to the Village Board. Motion was seconded by C. Short. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Short-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 8:18 p.m. The motion was seconded by D. Drobisch. Motion Carried – all ayes.