

Maryville Planning Commission
January 22, 2007

Public Hearing

Proposed Amendments to the Subdivision Code Sections 154.017 and 154.118

The public hearing was opened at 7:00 p.m. by Chairperson Covarrubias. K. Flaughner gave a summary of the code sections as they currently are written, the proposed amendments, and the reason for the amendments. Members of the Planning Commission asked several questions of clarification which were responded to by K. Flaughner or J. Dutton. Chairperson Covarrubias asked for comments or questions from the public. There were no comments or questions from the public. Chairperson Covarrubias called for a motion to close the public hearing. C. Vincent made a motion to close the public hearing at 7:11 p.m. Motion was seconded by C. Short. Motion carried all ayes.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:11 p.m. on January 22, 2007 in the Village Hall by Chairperson R. Covarrubias.

Roll call

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

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the December 18, 2006 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

Revised Final Plat / 2nd Addition to Remington Place

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

A comment letter dated January 19, 2007 Job No. E-050709 was received from Juneau Associates, Inc., P.C. J. Dutton reviewed the memo with the Planning Commission and indicated that all deficiencies noted had been corrected by the developer on the revised final plat as presented. The developer, J. Osborn stated that the primary reason for the revision was to get the easements platted properly via the use of "outlots" for the sewer and lift station requirements. It was further noted that the revised final plat provides for the future planned improvement of Lakeview Acres Road from East Main Street, North to Illinois Route #162. The developer stated that the streets, as platted, are currently being constructed.

R. Covarrubias made a motion to recommend approval of the revised final plat of the 2nd addition to Remington Place to the Village Board as presented. Motion was seconded by M. Floyd. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried all ayes.

Recommendation of Amendments to the Subdivision Code

S. Frey commented that she was in favor of the changes, but that the tracking of fees incurred, and subsequent billing to a developer, created additional work for Village employees. K. Flaughner stated that a spreadsheet was being used to track all the fees associated with each development and that the 4% initial fee collected was rarely exceeded by actual costs. Mayor Gullledge stated that the final plats would not be signed until all fees have been collected from the developer.

Chairperson Covarrubias questioned whether or not the need for additional fees may be generated due to work by a contractor that is found to be deficient. J. Dutton replied that this does occur, and requires additional inspections.

Mayor Gullledge stated that this method of covering all fees associated with a development is used by many of the surrounding communities.

Chairperson Covarrubias questioned the use of the terms "private site". J. Dutton state that these terms are used to differentiate the development, whose ownership is maintained by the developer, from public improvements.

Chairperson Covarrubias questioned whether language needed to be added to direct what the developer should do when the concrete monument needs to be placed in the same location as an iron pin lot marker. J. Dutton responded that the concrete monument could also serve as the lot marker, an iron rod runs through the center of the concrete monument that can be found by detection equipment.

C. Vincent made a motion to recommend approval of the amendments to the subdivision code to the Village Board. S. Frey seconded the motion. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried all ayes.

Other Business

R. Covarrubias requested that members of the Planning Commission make changes to the membership list provided by K. Flaughner, as necessary. R. Covarrubias requested that K. Flaughner send out the corrected list next month.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by M. Floyd. Motion Carried – all ayes.