

**Maryville Planning Commission
September 25, 2006**

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:01 p.m. on September 25, 2006 in the Village Hall by Chairperson R. Covarrubias.

Roll Call

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

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the August 28, 2006 meeting. L. Benesh made a motion to approve the minutes, with a few typographical errors to be corrected later, as presented. The motion was seconded by C. Vincent. Motion carried all ayes.

New Business

Preliminary Development Plan – Maryville Storage Units

The developer, Mr. S. Jerome, and his Engineer, Mr. R. Koch, were present to answer any question from the Planning Commission.

A review letter from Juneau Associates, Inc., P.C. was not available, although J. Dutton, Juneau Associates, Inc., P.C. stated that R. Keepes, Juneau Associates, Inc., P.C. had reviewed the plan and was in communication with Mr. Koch, Engineer for the developer. Mr. Dutton had not reviewed the development plans.

The proposed storage unit development is located in the Maryville Industrial Park, behind B.S. Boogies. The proposed development, when completed, would have 4 buildings of steel construction, 4,000 square feet in area each on concrete slabs. The 4 buildings will be partitioned into 10 x 20 foot individual storage units for rent / lease to individuals. Also, there will be 22 outdoor RV parking spaces for rent / lease. A 35 x 20 foot concrete car wash pad would be constructed between the storage buildings and the RV parking area. The development will be surrounded by fencing with security lighting and a locked gate. The surface of the development is proposed to be oil and chip due to the presence of a high capacity gas line belonging to Ameren/IP beneath a portion of the development area. Access to the proposed development will be from Schreiber Court.

Discussion on the development was predominately concerned with the drainage of water from the property to the proposed storm water retention area. The lack of complete topographical lines on the plans prevented a final answer to this question. R. Covarrubias expressed concern in taking any formal action on the preliminary plan due to the lack of a review memo from Juneau Associates, Inc., P.C. Mr. Dutton indicated that the deficiencies in the preliminary plan could be corrected and submitted with the Final plan at a subsequent meeting.

C. Vincent made a motion to recommend approval of the preliminary plan to the Village Board noting that the Final development plan needs to show topographic lines, lighting and landscaping

plans. Motion was seconded by L. Benesh. Roll Call: Benesh–aye; Covarrubias-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried – All ayes.

Concept Plan – Dale and Nancy Francis

The owners, Dale and Nancy Francis, along with their Engineer, R. Koch, were present to answer any questions from the Planning Commission.

K. Flaughter stated that the property is located at 409 Nepute Street and the owners are proposing to split the property into 3 lots. A house currently exists on the lot nearest to Nepute Street. Access to the rear most 2 lots would be via a 15 foot wide private drive from Drost Street. The owners were previously before the Planning Commission with this proposal on March 27, 2006.

R. Koch presented a revised concept plan which included a 20 x 30 foot proposed emergency vehicle turn-around easement as suggested by the Planning Commission on the March 27th meeting. Mr. Koch stated that the owners are soliciting further comments from the Planning Commission prior to submitting a Final Plat.

J. Dutton stated that no formal review was completed as this is not a formal plan. However, a 15 foot wide private driveway is not very wide, particularly if the homeowners do not get along.

K. Flaughter stated that all three lots meet the minimum lot size. The owners stated that city sewer is readily accessible. K. Flaughter further stated that the 20 x 30 foot turn-around area is sufficient for emergency vehicle usage.

The 15 foot private drive could be deeded to each of the properties with 50% ownership by each.

L. Benesh suggested that the private drive be widened to 22 feet on that portion of the development between the two new lots being created.

On the final subdivision plat a statement will indicate that the driveway is a private drive with the owners responsible for maintenance and upkeep.

Preliminary Development Plan – Anderson Hospital Cancer Center

Mr. A. Walker, Korte Company, was present to answer any question from the Planning Commission.

A review letter from Juneau Associates, Inc., P.C. was not available, as the plan was not received until September 14, 2006. Mr. Keepes had not reviewed the development plans.

K. Flaughter commented that there were some items missing until last week, drainage calculations, lighting and landscaping plans, etc. Kevin suggested that the review be treated as a formal review, but reminded the Planning Commission that action did not have to be taken at this time.

Chairperson Covarrubias agreed to look at the plans, commenting that it was advisable to look at the plans as they became available so that everyone could become familiar with the development and the area where it was to be located.

The plan consists of an additional single story brick building adjacent to the existing oncology center and additional parking. Chairperson Covarrubias noted that IDOT will control the design and placement of the entrances and exits from the development.

Nothing objectionable was seen on the plan at this time. Juneau Associates, Inc. P.C. was requested to complete their review and submit a review memo to the Planning Commission. It was suggested to the developer, Mr. Walker of Korte Company, to be in contact with Juneau Associates, Inc., P.C. to address any items noted in the review letter and return to the Planning Commission with a Final Plan at a subsequent meeting.

Other Business

K. Flaughter noted that the Village Board had agreed to the changes in the Green Space fees and voted to retain 50% of the fees for future park land purchases and use 50% for maintenance.

Adjournment

With no further business to discuss, C. Vincent made a motion to adjourn. C. Short seconded the motion. Motion carried all ayes and the meeting was adjourned at 8:11 p.m.