

**Maryville Planning Commission
July 24, 2006**

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:01 p.m. on July 24, 2006 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. Gullede, E. Kostyshock, R. Limberg

New Business

Lot #3 Executive Plaza – Preliminary Site Plan

The developer, Joe Osborn was present to answer any questions from the members of the Planning Commission.

John Dutton, Juneau Associates, Inc., P.C. presented the review letter for Job No. E-060705 dated May 17, 2006. 4 exceptions were noted to existing Village ordinance requirements.

The building will be all brick with architectural shingles similar to the Osborn office building on West Main Street. The building will have a basement; there will be no doors from the basement on the detention area end of the building.

The developer did not present or request a variance from the number of required parking spaces. As noted on the memo from Juneau Associates, the site plan is 18 spaces short of the number required by Village Ordinance. The developer was advised that the request for variance must be presented in writing. K. Flaughner suggested that the building size could be reduced from 4,400 s.f. to 3,800 s.f., thus reducing the number of parking spaces required.

R. Covarrubias made a motion to not recommend approval of the preliminary site plan to the Village Board due the parking space requirement not being met. Further, if the developer should revise the preliminary site plan to substantially meet the requirements of the Village Ordinances, then a Final Plan could be submitted at the same time. Motion was seconded by C. Vincent. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Short-aye; Vincent-aye. Motion carried-all ayes.

Other Business

Joe Osborn requested the Planning Commissions recommendation to allow a change to the street requirements, per plan, for the 2nd addition to Remington. The note for the street design and the drawing of the street design on the plan were incorrect. Mr. Osborn indicated that lime stabilization would be done under the streets, and that the streets would be constructed of asphalt. The streets will be 34 feet back-to-back with sidewalks.

Mr. Osborn also stated that the development requirements were governed by the Village ordinances in effect in 1997 when the Village board made an agreement with the owners of the property prior to annexation.

S. Frey recommended that action on Mr. Osborn's request be given to the Village Board since the pre-annexation agreement was made between the Village Board and the previous owners. L. Gullede stated that Mr. Osborn should send a letter addressed to the Village Board so stating the reason for the change and Board approval. Mr. Osborn will not need to appear before the Village Board.

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the June 26, 2006 meeting. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Drobisch. Motion carried all ayes.

C. Vincent commended the Village on the help and assistance provided with picking up limbs and cleaning up the Village after the recent storm.

Adjournment

With no further business to discuss, D. Drobisch made a motion to adjourn. C. Vincent seconded the motion. Motion carried all ayes and the meeting was adjourned at 7:35 p.m.