

**Maryville Planning Commission
March 27, 2006**

C. Vincent motioned to nominate M. Floyd as acting Chairperson. The motion was seconded by D. Drobisch. Motion carried, all ayes.

**Public Hearing #1
Proposed Amendments to Subdivision Code pertaining to Construction of Water and Sewer
Lined, Street Signs and Lights**

Acting Chairperson Floyd opened Public Hearing #1 at 7:01 p.m.

K. Flaugher disbursed copies of the current articles and the proposed changes as proposed to the Planning Commission.

It is proposed that **Article 154.026 Water Facilities** be amended to specify water main sizes, the approval of water main extensions, and the platting requirements for fire hydrants and who shall bear the cost of installation. A copy of the proposed amendment is attached to the minutes as a matter of record.

It is proposed the **Article 154.028 Sanitary Sewers** be amended to more clearly specify requirements with respect to the installation of Sanitary Sewers. A copy of the proposed amendments is attached to the minutes as a matter of record.

It is proposed that **Article 154.022** be amended to allow the Village to require decorative street lighting and poles. A copy of the proposed amendment is attached to the minutes as a matter of record.

It is proposed that **Article 154.023** be amended to allow the Village to require decorative street name and traffic control signs holders and posts by developers. A copy of the proposed amendment is attached to the minutes as a matter of record.

S. Frey of the Planning Commission commented that the requirement for decorative street lighting, poles, traffic control signs, holders, and posts should be more specific in where or under what circumstances they would be required. For example, within certain zoning divisions or areas within the comprehensive plan.

There were no comments for or against from any members of the public present.

Acting Chairperson Floyd closed Public Hearing #1 at 7:10 p.m.

**Public Hearing #2
Request for Rezoning – Nottingham Development**

Acting Chairperson Floyd opened Public Hearing #2 at 7:11 p.m.

K. Flaugher commented that the proposed request for rezoning was for 24.6 acres along route #162 from agricultural to PD-R. This parcel is not currently within the Village, but within 1.5 miles of Village limits. The rezoning request will be acted upon by the Village Board concurrent with the annexation to the Village. The east side of this parcel is contiguous to Nottingham Estates which is currently zones SR-1.

The developer Mr. E. Moore was present to show his proposed use for the development. Phase 1 of the development will be comprised of Villas and marketed to individuals age 50 and older. The estimated selling price will be in the \$250m range. 90% of the exterior will be brick.

There were no comments for or against from any members of the public present.

Acting Chairperson Floyd closed Public Hearing #2 at 7:32 p.m.

**Public Hearing #3
Recommendation of Amendment to Ordinance 2004-04**

K. Flaughner commented that this amendment is to correct a typographical error in the ordinance. Article 156.171 should be 156.172.

There were no comments for or against from any members of the public present.

Acting Chairperson Floyd closed Public Hearing #3 at 7:35 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:35 p.m. on March 27, 2006 in the Village Hall.

Roll Call

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

Approval of Minutes

Acting Chairperson Floyd called for a review of the minutes from the February 27, 2006. C. Vincent made a motion to accept the minutes as presented. Motion was seconded by M. Floyd. Roll Call: Benesh – present; Drobisch – present; Floyd – aye; Frey – aye; Vincent – aye. Motion carried.

New Business

Recommendation of Changes in Subdivision Code

C. Vincent made a motion to recommend the amendment to Article 154.026 (Water Facilities) and Article 154.028 (Sanitary Sewers) as presented to the Village Board. Motion was seconded by D. Drobisch. Roll Call: Benesh – aye; Drobisch – aye; Floyd – aye; Frey – aye; Vincent – aye. Motion carried – all ayes.

C. Vincent made a motion to ***not*** recommend the amendment to Article 154.022 and 154.023 (Decorative Street Lighting, Street Signs) to the Village Board. Requesting that more specific reference be given as to where or in what types of developments the decorative fixtures would be required. Motion was seconded by L. Benesh. Roll Call: Benesh – aye; Drobisch – aye; Floyd – aye; Frey – aye; Vincent – aye. Motion carried – all ayes.

Recommendation of Zoning Request for Nottingham Development

M. Floyd made a motion to recommend to the Village Board the re-zoning of the Nottingham Development from Agricultural to PD-R contingent upon a mutually satisfactory annexation agreement being reached between the Village and the Developer. Motion was seconded by C. Vincent. Roll Call: Benesh – aye; Drobisch – aye; Floyd – aye; Frey – aye; Vincent – aye. Motion carried – all ayes.

Recommendation of Amendment to Ordinance 2004-04

L. Benesh made a motion to recommend the amendment to Ordinance 2004-04 to correct a typographical error. Motion was seconded by C. Vincent. Roll Call: Benesh – aye; Drobisch – aye; Floyd – aye; Frey – aye; Vincent – aye. Motion carried – all ayes.

Other Business

The Planning Commission heard an informal request from the owners of property at 409 Nepute, Dale and Nancy Francis, regarding their intention to possibly sell 2 parcels for single-family residential development. The parcels would be entered via a 15 foot private drive. The Planning Commission commented that it would be advisable to provide a turn around area at the end of the private drive for use by fire protection vehicles.

There was no other business brought before the Planning Commission

Adjournment

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 8:03 p.m. The motion was seconded by D. Drobisch. Motion carried, all ayes.