

**Maryville Planning Commission
May 15, 2006**

Public Hearing

Request for Rezoning from Agricultural to PD-R and B-1 / Foresight Development for Rodney Sepmeyer

Chairperson Covarrubias opened the Public Hearing at 7:01 p.m.

The property is located on the North side of Ill Rte #162 across from the Cambridge House development and consists of approximately 25 acres.

Mr. Greg Devereux, Foresight Holdings, LLC was present and stated that if the request for rezoning is approved, the northernmost 19 acres of the property will be developed into 88 villa homes in 39 buildings. The frontage along Ill Rte. #162, consisting of approximately 4 – 5 acres, will be two B-1 commercial lots. A berm will be constructed between the commercial and residential property. The villas are planned to be approximately 1,600 sq. ft. on the first floor with an 800 sq. ft. basement and will be sold in the \$190,000 to \$225,000 range. The commercial lots will be retained and developed as part of the total property.

It was stated that the purpose of the public hearing was to hear comments regarding the request for rezoning of the property, not the proposed future development.

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

Chairperson Covarrubias closed the Public Hearing at 7:14 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:15 p.m. on May 15, 2006 in the Village Hall.

Roll Call

Members present: L. Andrews, R. Covarrubias, D. Drobisch, S. Frey, C. Vincent

Members absent: L. Benesh, M. Floyd

Additional Attendees: J. Dutton, K. Flaughter, L. Gullede, R. Limburg, L. Ray

New Business

Chairperson Covarrubias opened the discussion for the recommendation on the zoning request for Foresight Development / Rodney Sepmeyer.

A brief discussion occurred ending with C. Vincent making a motion to recommend approval to the Village Board for the request to rezone the property from Agricultural to PD-R and B-1. The zoning of B-1 is to be placed on the 4 to 5 acres fronting Ill Rte. #162. The PD-R zoning is to be placed on the northernmost 19 acres. Motion was seconded by R. Covarrubias. Roll Call: Andrews – aye; Covarrubias – aye; Drobisch – aye; Frey – aye; Vincent – aye. Motion carried.

L. Gullede reminded all members present to contact K. Flaughter if you cannot attend the scheduled meeting. He recommended that K. Flaughter be given a cell phone number where you can be reached if you do not show up for the meeting and have not contacted Kevin.

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the March 27, 2006 meeting. C. Vincent made a motion to accept the minutes as presented. Motion was seconded by D. Drobisch. Roll Call: Andrews – aye; Covarrubias – aye; Drobisch – aye; Frey – aye; Vincent – aye. Motion carried.

There was no other business brought before the Planning Commission

Adjournment

With no further business to discuss, D. Drobisch made a motion to adjourn the meeting at 7:25 p.m. The motion was seconded by C. Vincent. Motion carried, all ayes.