

**Maryville Planning Commission
Special Meeting Minutes
December 12, 2005**

Public Hearing – Zoning Request

The Public Hearing for the agricultural and planned development – business zoning request of Judy Wiemann was opened at 7:01 p.m. by Planning Commission member L. Benesh.

Those wishing to speak were asked to complete attendance cards.

K. Flaughter stated that the petition for re-zoning is part of a pending annexation agreement with the Village and that the public hearing was necessary because the property will not be zoned SR-1 upon annexation. A recommendation to the Village board will be necessary for the zoning and will be acted upon with the annexation agreement.

F. Flanigan, attorney and J. Wiemann, owner addressed those in attendance and stated that the 8.23 acres of the parcel to be zoned PD-B would contain a winery and that the remaining acreage (approximately 44 acres) would be agricultural. The agricultural acreage would be planted in grapes. J. Wiemann stated that 3 acres would be ready for production in September.

L. Benesh call for additional comments, for or against, from those in attendance.

L. Gullledge stated that on behalf of the Village and himself, he was speaking in favor of the development for two reasons. 1) The commercial development will bring sales tax revenue to the Village and 2) The agricultural acreage will preserve green space in the Village.

C. Vincent asked several questions about the winery. J. Wiemann stated that the production capacity of the winery would be 10,000 gallons; 5 bottles of wine / gallon. The building will be approximately 5,000 sq. ft. in size. She further stated that she anticipates employing 2 – 3 full time employees with additional seasonal employees as required. The winery will be “upscale” with “several lakes and gazebo’s”. The label of the wine will be **Villa Maria Vineyard** which is named after her mother.

There being no further comments from the public L. Benesh closed the public hearing at 7:09 p.m.

The special meeting of the Maryville Planning Commission was called to order at 7:10 p.m. on December 12, 2005 in the Village Hall by L. Benesh

Roll Call

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

C. Vincent made a motion to elect L. Benesh as Acting Chairperson. Motion was seconded by M. Floyd. Roll Call: Benesh-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried.

Approval of Minutes

Acting Chairperson Benesh called for a review of the minutes from the November 28, 2005 meeting. C. Vincent made a motion to accept the minutes as presented. Motion was seconded by L. Benesh. Roll Call: Benesh-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

New Business

Zoning Request for A and PD-B – Judy Wiemann

C. Vincent made a motion to recommend to the Village Board the approval of the zoning request for Agricultural (44 acres) (outlined in yellow on the map) and Planned Development – Business (8.23 acres) (outlined in blue on the map). Motion was seconded by S. Frey. Roll Call: Benesh-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

Final Plat and Construction Plans – Villages at Amberleigh

David Dillow, Woolpert, Inc. was present for the developer.

A review letter dated December 9, 2005 for Job No. E-050733 from Juneau Associates, Inc., P.C. was presented. The letter stated that all comments from the review letter dated December 1, 2005 had been addressed/corrected with the exception of numbers 13, 19, and 20.

L. Benesh made a motion to recommend the Village Board the approval of the construction plans for the Villages at Amberleigh. Motion was seconded by C. Vincent. Roll Call: Benesh-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

C. Vincent made a motion to recommend to the Village Board the approval of the Final Plat for the Villages at Amberleigh contingent upon the developer submitting the covenants for the development. Motion was seconded by M. Floyd. Roll Call: Benesh-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

Development Plan – All-Jer Development

There was no one present for the development. No action was taken by the Planning Commission.

There being no other agenda items, Acting Chairperson Benesh called for any other business.

Other Business

There was no other business brought before the Planning Commission

Adjournment

With no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:22 p.m. The motion was seconded by L. Benesh. Motion carried, all ayes.