

**Maryville Planning Commission  
Meeting Minutes  
November 28, 2005**

The regular meeting of the Maryville Planning Commission was called to order at 7:02 p.m. on November 28, 2005 in the Village Hall by Chairperson Covarrubias

**Roll Call**

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

**Approval of Minutes**

Chairperson Covarrubias called for a review of the minutes from the October 24, 2005 meeting. R. Covarrubias made a motion to accept the minutes as presented. Motion was seconded by C. Vincent. Roll Call: Andrews-abstain; Benesh-aye; Covarrubias-aye; Frey-aye; Vincent-aye. Motion carried – four ayes, one abstention

**New Business**

**Variance Request – Dunahee Subdivision on Existing Private Road**

R. Koch of Koch Surveying & Engineering, Inc. was present along with Mr. Dunahee.

The subdivision is on Pleasant Ridge Road, adjacent to the bicycle path.

The subdivision currently consists of 3 lots, improved with single-family dwellings, each approximately 2 +/- acres in size. The developer wishes to sell 3 additional lots, of similar size, on the existing private road. The existing homeowners are party to an agreement to maintain the private road as it exists today.

John Dutton, Juneau Associates, Inc., P.C. noted that the developer would have to submit a plat for approval prior to selling any of the additional lots. At a minimum, the development would have to be improved with city sewer and water lines.

L. Andrews made a motion to recommend the developers request to construct a private roadway with a 50' right-of-way. Motion was withdrawn by L. Andrews.

L. Benesh made a motion to recommend approval of the developers request for a variance to utilize an existing private road to service three additional lots. Motion was seconded by R. Covarrubias. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-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 November 14, 2005 for Job No. E-050733 from Juneau Associates, Inc., P.C. was presented. Three (3) review comments were made. A copy of several e-mails dated from November 14 through November 22 between the developer and Ron Keepes, Juneau Associates, Inc., P.C. was also presented. The e-mails indicated that the developer would make the changes as stated in comment #1 and #2 on the review letter dated November 14, 2005. Comment #3 was yet to be addressed. One of the e-mails indicated a discussion needed to be held with the developer and P. Presson, water/sewer supervisor for the Village.

C. Vincent made a motion to table the final plat and construction plans to allow further review of the plat by Juneau Associates, Inc., P.C. and place the plat and construction plans on the special meeting scheduled for December 12, 2005. Motion was seconded by S. Frey. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

### **Final Plat – Tuscany Ridge**

Justin Venvertloh of Thouvenot, Wade, and Moerchen, Inc. was present for the developer.

A review memo dated November 28, 2005 for Job No. E-050716 from Juneau Associates Inc., P.C. was presented. Two (2) comments remained for correction by the developer from the original comment letter dated November 9, 2005.

R. Covarrubias recommended approval to the Village Board contingent upon the developer correcting comments #17 and #28. Motion was seconded by S. Frey. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

### **Informational Presentation – STL Preferred Properties**

There was no one present for STL Preferred Properties.

### **Development Plan – All-Jer Development**

Ross Koch, Koch Surveying & Engineering, Inc. was present for the developer.

A review memo dated November 23, 2005 for Job No. E-050741 from Juneau Associates Inc., P.C. was presented. Twenty-four (24) comments were made which needed to be addressed/corrected by the developer. John Dutton, Juneau Associates, Inc., P.C. stated that the review memo was late in being prepared. Additionally, due to the Thanksgiving Holiday, the developer did not have much time to address the comments.

The developer withdrew his plans, and requested that the plans be placed on the agenda for review at the special meeting scheduled for December 12, 2005.

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

### **Other Business**

Chairperson Covarrubias thanked Village Board Member R. Schmidt for the FYI memo communicating recent Village Board actions of interest to the Planning Commission.

Mayor Gulledge commented that the Public Works Committee was discussing and considering making recommendations for improvements to the current subdivision ordinance. Some of the areas they are researching include:

- Water line improvements and mapping
- Size of sewer lines and verbiage regarding same in the ordinance
- Road specification improvements

### **Adjournment**

With no further business to discuss, L. Benesh made a motion to adjourn the meeting at 8:23 p.m. The motion was seconded by L. Andrews. Motion carried, all ayes.

