

## Maryville Planning Commission – January 24, 2005

In the absence of Chairperson Covarubias, S. Frey made a motion to elect L. Andrews as acting chairperson at tonight's meeting. Motion was seconded by C. Vincent. Motion carried, all ayes.

Acting Chairperson Andrews called the regular meeting of the Planning Commission to order at 7:04 p.m.

Members present: L. Andrews, M. Floyd, S. Frey, C. Vincent.

Members absent: L. Benesh, R. Covarrubias, D. Drobisch

Additional Attendees: J. Dutton, L. Gulledge and R. Schmidt

Acting Chairperson Andrews requested a review of the minutes from the November 22, 2004 meeting. There was no meeting was held in December.

C. Vincent made a motion to accept the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

### **Anderson Hospital Oncology Center PD-B – Final Plan**

Paul K. Homann, P.E. Thouvenot, Wade & Moerchen, Inc. was present to respond to any questions from the Planning Commission. Other attendees for the developer were Bill Eck, and Doug Weber.

A comment letter from Juneau Associates, Inc., P.C. dated January 6, 2005; Job No. E-040721 was given to the members present for their review. In general, the revised drawing addressed the review comments given in the comment letter dated November 17, 2004 with the exception of comments number 7 and 10. Also, the concrete slab protection over the sanitary sewer should be revised to be 1 foot above the top of the sanitary sewer and not located directly on top of the pipe.

The developer requested three variances from Village Ordinances:

The first variance was for a twenty-two (22) foot setback on the Westerly line side of the property instead of the required twenty-five (25) foot setback.

M. Floyd made a motion to recommend approval of the developers request to the Village Zoning Board of Appeals. Motion was seconded by C. Vincent.

Roll Call: Andrews-Aye; Floyd-Aye; Frey-Aye; Vincent-Aye.

The second variance was for a five (5) foot landscape buffer area adjacent to the parking lot on the easterly side of the property instead of the required ten (10) foot. C. Vincent mad a motion to recommend approval of the developers request to the Village Board. Motion was seconded by M. Floyd.

Roll Call: Andrews-Aye; Floyd-Aye; Frey-Aye; Vincent-Aye.

The third variance was for a reduction in the number of required parking spaces from 51 to 24. C. Vincent mad a motion to recommend approval of the developers request to the Village Board.

Motion was seconded by M. Floyd.

Roll Call: Andrews-Aye; Floyd-Aye; Frey-Aye; Vincent Aye.

C. Vincent made a motion to recommend approval of the Final Plan for the Anderson Hospital Oncology Center PD-B to the Village Board. Motion was seconded by S. Frey.

Roll Call: Andrews-Aye; Floyd-Aye; Frey-Aye; Vincent-Aye.

### **1<sup>st</sup> Addition to Remington Place – Final Plat**

Don Osborn was present to answer any questions from the Planning Commission.

The first addition consists of 12 lots, each being 10,400 sq. ft. in size. A comment letter (Job No. E-040716) dated January 17, 2005 was received from Juneau Associates, Inc. P.C. All comments were corrected by the developer or deleted from the letter with the exception of numbers three (3) and number four (4). It also was not evident whether or not the developer had paid all the required fees for the development.

Mr. Roger Shoup, a property owner in the Hickory Knolls Subdivision located to the Southwest of Remington Place and South of Pinehurst Subdivision was present to address the Planning Commission. Mr. Shoup stated that the creek on his property has incurred an increasing amount of erosion since the two subdivisions have been developed. The flow height has increased noticeably with erosion occurring on both the East and West side of the creek. Mr. Shoup is concerned about the amount of water drainage coming from the two developments and admonished the Planning Commission to check drainage and retention basins on future developments to make sure that they are adequate.

M. Floyd made a motion to recommend approval of the Final Plat for the 1<sup>st</sup> addition to Remington Place contingent upon the developer correcting the plat for #3 and #4 on the comment letter from Juneau Associates, Inc. P.C. and contingent upon all required fees being paid to the Village. Motion was seconded by L. Andrews.

Roll Call: Andrews-Aye; Floyd-Aye; Frey-Aye; Vincent-Aye.

### **Stonebridge Bluffs & Stonegate Estates – Final Plat**

The request for review was withdrawn at the developer's request. (Don Osborn)

### **Other Business**

A brief discussion was held regarding possible future development in the Village. Woods Edge #3, a multi-family development, was shown by Don Osborn.

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:57 p.m. Motion was seconded by M. Floyd. The motion carried and the meeting was adjourned.