

Maryville Planning Commission – July 11, 2005

In the absence of Chairperson R. Covarrubias, C. Vincent made a motion to name L. Benesh as Acting Chairperson. Motion was seconded by S. Frey. Roll Call: Andrews-aye; Benesh-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

Acting Chairperson L. Benesh called the special meeting of the Planning Commission to order at 7:01 p.m.

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

Acting Chairperson Benesh called for a review of the minutes from the June 27, 2005 meeting. L. Benesh made a motion to accept the minutes as presented. The motion died for lack of a second motion.

Preliminary Plat Approval – Villages at Amberleigh

Robert Tiemann was present for the developer to answer questions from the members of the Planning Commission.

S. Wigginton, Attorney for the Village of Maryville was present to answer any questions from the members of the Planning Commission concerning the annexation agreement.

A review memo dated June 30, 2005 for Job No. E-050717 was received from Juneau Associates, Inc., P.C. The memo stated that all items of concern in the review memo dated June 17, 2005 were addressed. J. Dutton, Juneau Associates, Inc. P.C. was present to answer questions from the members of the Planning Commission.

S. Wigginton stated that the annexation agreement controlled the development. The Village Board accepted the plan. The annexation agreement supersedes the Village Ordinances on the issues specified in the annexation agreement. In the annexation agreement, the Village Board agreed to zero lot lines, no buffer zone between the two adjoining residential developments, and a thirty (30) foot buffer zone between the commercial and residential development. Furthermore, the annexation agreement states that the developer must adhere to any changes made to Village Ordinances in the future, on any undeveloped portions of the plat. The final plat should substantially conform to the preliminary plat.

J. Dutton stated that the developer was allowed to use deck and patio space in calculating the green space requirement. 7.34 acres of open space are provided; Village ordinance states that 7.74 acres would be required.

L. Benesh mad a motion to recommend approval of the preliminary plat to the Village Board. Motion was seconded by L. Andrews. Roll Call: Andrews-aye; Benesh-aye; Frey-aye; Vincent-aye. Motion carried – all ayes.

Other Business

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:30 p.m. Motion was seconded by L. Andrews. Motion carried, all ayes.

