

Maryville Planning Commission – May 23, 2005

Public Hearing #1 Ordinance Change in RV Parking in Residential Areas

Public Hearing #1 was opened at 7:02 p.m. L. Benesh requested that K. Flaughter give a brief overview of the current ordinance and the proposed changes as presented at the public hearing. Upon the completion of the review, L. Benesh opened the hearing to those present who had submitted a public hearing attendance card requesting the opportunity to comment at the hearing.

- L. Garcia: Against a change to the current ordinance; felt that the current ordinance was adequate.
- D. McMahan: For the proposed change to the ordinance.
- D. Owen: Questioned the need for a concrete pad behind the owners' home.
- G. Harshaw: For the proposed change, but did not agree with the fence requirement.
- R. McMahan: Against the change primarily because of the fence requirement. Concerned that the fence requirement could cause friction between neighbors.
- J. Callahan: Wanted to know who wrote the ordinance. K. Flaughter replied that the ordinance was written by the Village Attorney. J. Callahan replied that this was not what he remembered being discussed at the Village Board caucus meeting. He recalled 2 vehicles being allowed; no fence requirement.
- D. Meyer: Against the change to the current ordinance. Against the fence requirement and maintenance required for a blacktop surface.

L. Benesh closed public hearing #1 at 7:21 p.m.

Public Hearing #2 Request for Annexation / Zoning – Radas / Vantage Homes

Public Hearing #2 was opened at 7:22 p.m. by L. Benesh to those who had submitted a public hearing attendance card requesting the opportunity to comment at the hearing.

R. Tiemann, K. Bollman, and C. Matteo were present on behalf of Vantage Homes and gave a brief overview on the proposed future use of the property and the zoning request. This property is located directly across Ill Rte #162 from Anderson Hospital. The zoning change is from agricultural to a combined zoning of PD-R and B-1 commercial. The property consists of 77.61 acres; 62.45 will be developed as a PD-R and 15.16 will be developed commercially. Vantage Homes will become the owner of the 62.45 acres to be developed as a PD-R. The current owners of the property will retain the 15.16 acres to be zoned B-1 commercial and will sell at a future time. The PD-R will consist of 85 foot and 60 foot wide residential homes, Villas, and Townhouses. A community pool will be constructed with an all brick bath house/changing facility.

L. Benesh closed public hearing #2 at 7:30 p.m.

Public Hearing #3 Request for Annexation / Zoning – Keller / Lombardi

Public Hearing #3 was opened at 7:30 by L. Benesh to those who had submitted a public hearing attendance card requesting the opportunity to comment at the hearing.

K. Flaughter reported that the property was currently in unincorporated Madison County and zoned R1 – A1. The zoning request is for B-1 commercial and follows the Comprehensive Plan for the Village. The 12.62 acre property is located on Ill Rte #157, north of the Osborn development. Mr. Lombardi was present and expressed his plan to open his Interior Design business at this location, moving from its current location in Granite City. Mr. Lombardi's business is primarily with contractors for floor coverings, furniture, drapes, and other accessories.

L. Benesh closed public hearing #3 at 7:33 p.m.

In the absence of Chairperson Covarrubias, C. Vincent made a motion to nominate L. Benesh as Acting Chairperson. M. Floyd seconded the motion. Roll Call: Andrews-aye, Benesh-aye, Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye.

Acting Chairperson Benesh called the regular meeting of the Planning Commission to order at 7:34 p.m.

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

Members absent: R. Covarrubias.

Additional Attendees: J. Dutton, J. Callahan, K. Flaughner, L. Garcia, E. Kostyshock, and R. Schmidt.

Recommendation of Changes in RV Parking Ordinance

D. Drobisch recommended that the ordinance be changed to allow 2 vehicles not to exceed a combined length of 40 feet.

C. Vincent agreed with allowing placement of 1 RV on the side or back of the home, but did not understand the need for fencing.

L. Andrews noted that the proposed change will cause some home owners that are currently in compliance to be non-compliant due to the proposed ordinance requiring an impervious surface beneath the vehicle.

L. Benesh suggested tabling any action until next month to allow for further study of the proposed changes.

C. Vincent made a motion to not recommend the proposed ordinance as presented to the Village Board at this time and to submit suggestions to the Village Board for changes to the ordinance. Motion was seconded by D. Drobisch. Roll Call: Andrews-aye, Benesh-aye, Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

The members of the Planning Commission would recommend the following changes to the proposed ordinance:

1. An impervious surface not be required if the vehicle is parked at the rear of the home.
2. No more than 2 vehicles are permitted, not to exceed a combined length of 40 feet.
3. The fence requirement is eliminated.

C. Vincent made a motion to submit the noted changes to the Village Board for their consideration. Motion was seconded by S. Frey. Roll Call: Andrews-aye, Benesh-aye, Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

Recommendation of Zoning Request for Radas / Vantage Homes

L. Benesh made motion to recommend approval of the zoning request to the Village Board. Motion was seconded by L Andrews. Roll Call: Andrews-aye, Benesh-aye, Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

Recommendation of Zoning Request for Keller / Lombardi

M. Floyd made a motion to recommend approval of the zoning request to the Village Board. Motion was seconded by D. Drobisch. Roll Call: Andrews-aye, Benesh-aye, Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes

Recommendation of Special Use Permit – Bud Kneedler

Mr. Kneedler was present to answer questions from the Planning Commission. Mr. Kneedler is requesting a special use permit to construct an impound lot for approximately 20 cars. The lot is located behind the Maryville Car Wash on Anthony Drive. The lot is 50' wide by 140' deep and presently zoned Multi-Family. The lot is not large enough for multi-family or commercial development. Mr. Kneedler intends to install an asphalt surface and surround the perimeter of the property with a 6 foot high solid vinyl fence.

John Dutton indicated that since the lot will be covered with an impervious surface and is greater than 5,000 square feet, a storm water control / detention system will need to be installed per Village Ordinance.

The comprehensive plan shows the property as commercial use.

S. Frey asked Mr. Kneedler if the cars impounded would have gas and oil in them. Mr. Kneedler replied yes. S. Frey asked Mr. Kneedler if the lot would be monitored by security personnel or a security system, or security lighting. Mr. Kneedler replied that it would not. Mr. Kneedler said protection was the job of the police department. S. Frey stated concern that the cars would present a safety issue or attractive nuisance in the multi-family setting adjoining the lot.

Members of the Planning Commission expressed concern for the safety issues, but did not see how the lot could be developed in any other way.

C. Vincent made a motion to recommend approval of the special use permit to the Zoning Board of Appeals provided that the developer agreed to provide the following:

1. Construct the required storm water detention system if the lot is covered with an impervious surface.
2. Install dusk to dawn lighting.
3. Construct a solid white vinyl fence 6 feet in height.

Motion was seconded by D. Drobisch. Roll Call: Andrews-aye, Benesh-aye, Drobisch-aye; Floyd-aye; Frey-No; Vincent-aye. Motion carried, 5 ayes, 1 no.

Final Plat Approval – Kostyshock Minor Subdivision

Mr. Kostyshock was present to answer any questions from the Planning Commission. Mr. Kostyshock wants to split one lot into two lots. Each lot will be 11, 974 and 11, 972 square feet respectively. A house will be built on the second lot and face Lucas Street.

D. Drobisch made a motion to recommend the approval of the final plat as presented to the Village Board. Motion was seconded by S. Frey. Roll Call: Andrews-aye, Benesh-aye, Drobisch-aye; Floyd-aye; Frey-Aye; Vincent-aye. Motion carried, all ayes.

Final Plat Approval – Stonebridge Estates

There was no one present on behalf of the developer to respond to any questions from the Planning Commission.

K. Flaughner stated that a lengthy review letter had been received from Juneau Associates, Inc., P.C.

With no one present to respond for the developer, D.Drobisch made a motion to table any discussion of the plat. Motion was seconded by C. Vincent. Motion carried, all ayes.

Acting Chairperson Benesh called for a review of the minutes from the April 25, 2005 meeting. C. Vincent made a motion to approve the minutes as presented. Motion was seconded by M. Floyd. Motion carried, all ayes.

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 8:27 p.m. Motion was seconded by D. Drobisch. Motion carried, all ayes.