

Maryville Planning Commission – March 14, 2005

Public Hearing #1 Halloran Development – Zoning Changes

Public Hearing #1 was opened at 7:01 p.m. by L. Benesh. Mr. Halloran was present as the petitioner for the re-zoning of property located at Ill route 162 and Vadalabene Drive from SR-1 to SR-2 and B-1. Notice of the public hearing was posted in the Edwardsville Intelligencer and the adjacent property owners were notified by registered mail. No attorneys were present for the petitioner or any objectors to the application. Persons wishing to testify were advised that they must testify under oath. Those wishing to testify were administered the oath by L. Benesh. All those testifying had signed in and registered to testify by filling out a public hearing attendance card.

L. Benesh asked Mr. Halloran, the petitioner to make any opening comments and present his evidence for re-zoning. Mr. Halloran discussed the proposed zoning change and gave all present a handout showing the location of the property and the proposed zoning on that property. The part of the property facing 162 would be zoned B-1, the remainder would be SR-2. The attendees questioned Mr. Halloran regarding the nature of the proposed development, where the ingress and egress would be for the SR-2 portion of the development, and where the drainage would go from the subdivision. K. Flaugher advised the attendees that the purpose of the meeting tonight was to address the question of the zoning. K. Flaugher also advised the attendees that any development would have to meet all of the ordinances of the village and offered to notify a designee for the attendees when the preliminary plat was presented to the Planning Commission for review. Mr. Millikin questioned what was allowed in an B-1 zoning classification, K. Flaugher responded retail, office space, etc. but no gas stations, or heavy industry. Mr. Holliday inquired as to the number of lots in the SR-2 area. Mr. Halloran estimated between 40 - 50 in a 30 acre area. All of the attendees were from the Copper Creek subdivision located south of the proposed development. They were concerned primarily with the increased drainage from the proposed development onto their property.

L. Benesh closed Public Hearing #1 at 7:22 p.m.

Public Hearing #2 Changes to the Subdivision Code

Public Hearing #2 was opened at 7:30 p.m. by L. Benesh. There was no one in the audience in attendance for or against the proposed changes. The proposed changes to the ordinance were handed out to the members of the planning commission for review. The attached handout describes each of the proposed changes.

There being no further discussion, public hearing #2 was closed at 7:33 p.m.

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

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

Acting Chairperson Benesh called for a vote on the requested re-zoning of the Halloran Development. D. Drobisch made a motion to recommend approval to the Village Board. Motion was seconded by M. Floyd. Roll Call: Benesh-aye; Drobisch-aye; Floyd-aye; Frey-aye

L. Benesh made a motion to recommend approval of the attached changes to the subdivision code to the Village Board. Motion was seconded by S. Frey. Roll Call: Benesh-aye; Drobisch-aye; Floyd-aye; Frey-aye.

Other Business

The Planning Commission was reminded about a presentation by Vantage Homes on March 19, 2005 regarding their proposed development. If attending, let the Mayor know and meet at the Village Hall at 10:00 a.m. The developer will be taking attendees on a tour of similar developments in the Fairview Heights – O'Fallon area. Lunch will be provided.

K. Flaughner briefly mentioned possible agenda items for the regular meeting on March 28th.

With no further business to discuss, D. Drobisch made a motion to adjourn the meeting at 7:38 p.m. Motion was seconded by S. Frey. The motion carried and the meeting was adjourned.