

Maryville Planning Commission – February 28, 2005

Chairperson Covarrubias called the regular meeting of the Planning Commission to order at 7:02 p.m.

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

Members absent: L. Andrews

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

Chairperson Covarrubias requested a review of the minutes from the January 24, 2005 meeting. S. Frey noted that a correction should be made to the minutes of January 24th. The developer in attendance for the 1st addition to Remington Place was Joe Osborn, not Don Osborn.

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

Proposed Minor Subdivision – Dennis Heinle (information only)

There was no one in attendance to present the proposed minor subdivision. Chairperson Covarrubias tabled the discussion until later in the meeting.

Final Plat Approval – 2nd Addition to Remington Place

The developer, Joe Osborn, was present to review the Plat and answer any questions from the Planning Commission.

A comment letter from Juneau Associates, Inc., P.C. dated February 28, 2005; Job No. E-040716 was given to the members present for their review.

Under the heading "Final Plat" numbers 1,4,5,6,9, and 10 were corrected. Items 2,3, and 8 remained to be corrected. The developer is requesting a variance, as noted in item 7.

The developer had not corrected any of the items listed under the headings "Construction Drawings" or "Stormwater Drainage & Detention"

It was noted that it has been in excess of 1 year since the preliminary plat was reviewed and approved. The developer stated that the 1 year deadline was missed due to stop work orders issued by the Village of Maryville. Mayor Gulledge acknowledged that the Village had issued stop work orders. It was unclear whether or not a satisfactory resolution had been reached on all of the situations which caused the stop work orders to be issued. Mayor Gulledge stated that the Village Board would be discussing this situation at the meeting tomorrow night.

The developer stated that he had agreed to install 8" water lines instead of the required 6" lines, and install sidewalks which were also not required by the village ordinances in effect at the time of the pre-annexation agreement with the Village.

L. Benesh made a motion to recommend approval of the developers request for variance on the depth of lots 71, 89, 93, 108, and 111 to the Zoning Board. L. Benesh noted that the square footage of the lots exceeded the minimum required by village ordinance. Motion was seconded by R. Covarrubias. Roll Call: Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye.

R. Covarrubias made a motion to table the Final Plat until the next meeting of the Planning Commission. Motion was seconded by D. Drobisch. Roll Call: Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye.

Final Plat Approval – Stonebridge Bluffs & Stonegate Estates

The developer, Joe Osborn, was present to answer any questions from the Planning Commission.

A comment letter (Job No. E-040718) dated February 25, 2005 was received from Juneau Associates, Inc. P.C. The revised drawings addressed the previous comments, with the exception of two items:

- Watermains should be looped as originally recommended.
- The elevation of the detention basin overflow shown on sheet 11 should correspond to the hydraulic calculations.

It was noted that easements are shown/platted for the Village to use in looping the watermains at a later date.

The developer noted that storm sewers are extended to the property line, a creek, or a lake and that 8" water lines will be installed instead of the required 6" lines per the pre-annexation agreement signed with the Village Board in 1997.

Outlot "C" will be used for green space and maintained by the home owners association.

R. Covarrubias made a motion to recommend approval of the Final Plat for Stonebridge Bluffs to the Village Board contingent upon the developer correcting the second item listed above. C. Vincent seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye.

R. Covarrubias made a motion to recommend approval of the Final Plat for Stonegate Estates to the Village Board. C. Vincent seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye.

Proposed Minor Subdivision – Dennis Heinle (information only)

Mr. Heinle was present and distributed a revised sketch showing a 2 lot minor subdivision at the corner of North Lange and East Division. A 30' x 30" house and a 24' x 48' duplex exist on proposed lot #1. Mr. Heinle would need ingress/egress permission from the Village of Maryville to use the Village easement on that portion of E. Division running parallel to lot #2.

Other Business

K. Flaughter has scheduled 2 public hearings for the Planning Commission on March 14, 2005. Notify K. Flaughter as soon as possible if you cannot attend, a quorum is needed.

- Pre-Annexation agreement on the Halloran property; B-1 Retail
- Changes to the Subdivision Ordinance (see attached note from R. Schmidt)

Mayor Gulledge invited the Planning Commission to attend 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.

L. Benesh questioned why a recommendation was made at the last meeting to approve the variance requested by the Oncology Center for a reduced number of parking spaces (from 51 to 24). The recommendation to approve was made based upon the nature of the business. The Oncology Center can only treat 7 patients at a time and will have 3 employees.

With no further business to discuss, D. Drobisch made a motion to adjourn the meeting at 8:10 p.m. Motion was seconded by L. Benesh. The motion carried and the meeting was adjourned.