

Maryville Planning Commission – November 22, 2004

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

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

Chairperson Covarrubias requested a review of the minutes from the September 27, 2004 meeting. R. Covarrubias made a motion to accept the minutes as presented. The motion was seconded by C. Vincent. Motion carried, all ayes.

Anderson Hospital Oncology Center PD-B – Preliminary Plan

Paul K. Homann, P.E. Thouvenot, Wade & Moerchen, Inc. was present to respond to any questions from the Planning Commission.

A comment letter from Juneau Associates, Inc., P.C. dated November 17, 2004; Job No. E-040716 was given to the members present for their review. 36 comments were noted for review in the letter. Mr. Homann stated that the developer did not disagree with any of the comments in the letter from Juneau Associates.

L. Gullledge stated that it was very important that adequate right-of-way be platted for the inclusion of sidewalks along Vadelabene Drive. J. Dutton stated that an 80-foot wide right-of-way was platted and that this should be adequate for the inclusion of sidewalks.

It was noted that the preliminary plan was submitted without a landscaping and lighting plan. Mr. Homann stated that the hospital was going to supply that information.

It was further noted that the developer would need to request 2 variances. The first variance would be to allow fewer parking spaces than required by Village Ordinance. The preliminary plat shows 24 spaces; Village Ordinance requires 51. The second variance request would disallow a 10-foot planting strip required between the parking lot and the northeasterly right-of-way.

A motion was made by R. Covarrubias to recommend approval of the preliminary plat to the Village Board contingent upon the developer correcting the plat per the memo from Thouvenot, Wade & Moerchen, Inc. dated November 19, 2004. Furthermore, landscaping and lighting plans should be submitted with the Final Plat. Motion was seconded by C. Vincent. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

A letter requesting the required variances should be sent to K. Flaughter by the developer.

Candlewyck Farms Minor Subdivision – Final Plat

Don Rebstock, Father-in-Law to the developer was present to respond to any questions by the Planning Commission. J.K. Pauley & K. E. Pauley have requested that their property be divided one time to create Lot #2 in Candlewyck Farms, a minor subdivision.

Mr. Rebstock intends to build his residence on Lot #2. A private septic disposal system will be necessary, Lot #2 is greater than 40,000 square feet, meeting the requirements of the ordinance.

The Planning Commission requested that the developer reserve an additional 5-feet to the right-of-way on the south side of Lot#2 to allow for possible future roadway development. Mr. Rebstock agreed to do so.

R. Covarrubias made a motion to recommend approval of the Final Plat contingent upon the developer reserving an additional 5-feet to the easement on the south side of Lot #2 for future roadway development. D. Drobisch seconded the motion. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

Other Business

The Pre-Annexation sub-committee has not submitted a revised agreement.

A brief discussion was held regarding possible future development in the Village.

With no further business to discuss, R. Covarrubias made a motion to adjourn the meeting at 8:13 p.m. Motion was seconded by D. Drobisch. The motion carried and the meeting was adjourned.