

Maryville Planning Commission – September 27, 2004

Public Hearing

A Public Hearing was opened at 7:02 p.m. for a request to re-zone the property located at 2200 S. Center Street in Maryville from SR-1 to PD-R. The owner, Dale Keller was present to answer any questions posed by the public or the members of the Planning Commission. The owner stated that preliminary intentions are to develop upscale multi-family dwelling units on walk-out type lots. The properties will be rented, not owner occupied. A club house will be part of the overall design plan. Access is planned to the adjacent bike trail. The property is comprised of 20.88 acres West and North of the YMCA. Town Center Drive will be extended to accommodate the development. This will be a vertical development with Keller properties entering into an agreement with a builder on the property. Due to the location to the West of the YMCA and the slope/steepness of the property, Mr. Keller does not believe that the property can be developed as retail.

Comments were requested from the public. L. Gullede commented that the property was currently zoned SR-1 and that the comprehensive plan shows the area as commercial.

Comments were requested from the members of the Planning Commission. Several questions of clarification were asked. The hearing was closed at 7:29 p.m.

The regular meeting of the Planning Commission was called to order by Chairperson Covarrubias at 7:30 p.m.

Members present: L. Andrews, L. Benesh, R. Covarrubias, D. Drobisch, S. Frey, C. Vincent.
Members absent: M. Floyd
Additional Attendees: L. Gullede and R. Schmidt

Chairperson Covarrubias requested a review of the minutes from the August 23, 2004 meeting. L. Benesh made a motion to accept the minutes as presented. The motion was seconded by C. Vincent. Motion carried, all ayes.

Advisory Report – Zoning Change

C. Vincent expressed her concern that there was not enough property zoned multi-family in the Village of Maryville.

A motion was made by C. Vincent to recommend to the Village Board the proposed request for re-zoning of the property at 2200 S. Center from SR-1 to PD-R, as stated in the Public Hearing. Motion was seconded by L. Benesh. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Frey-no; Vincent-aye. Motion carried, 5 ayes, 1 no.

Other Business

L. Benesh noted that a Pre-Annexation meeting was not held during the past month and that he had nothing to report.

Chairperson Covarrubias requested that the pre-annexation topic be added to the agenda for the next regularly scheduled meeting.

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:34 p.m. Motion was seconded by D. Drobisch. The motion carried and the meeting was adjourned.