

Maryville Planning Commission – August 23, 2004

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

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

Chairperson Covarrubias requested a review of the minutes from the July 26, 2004 meeting. L. Benesh made a motion to accept the minutes as presented. The motion was seconded by C. Vincent. Motion carried, all ayes.

Informative Presentation – First Baptist Church Recreation Area

Gary Chappel, Chairperson of the Planning Committee, discussed future development plans for the church property. The church has placed under contract (with intent to close in November) the 33 acres to the East adjoining the 35 acres upon which the church is presently situated. The property is presently owned by the Christian Women's Benevolent Center

A "master plan concept" was given to the members showing the addition of a sanctuary, education center and gymnasium. Plans for the additional acreage show 8 athletic fields, tennis, volleyball, and basketball courts, an amphitheatre, pavilion, fountain and prayer garden. The athletic fields will be lighted; access to the community at large is envisioned. Mr. Chappel said that the church will start on a three year pledge campaign shortly. A kindergarten class is scheduled to begin this fall and current planning is to have the gymnasium completed in 2005.

Mestemacher Minor Subdivision – Final Plat

Mr. Mestemacher was present to respond to questions from the Planning Commission. He wants to subdivide his property into 4 lots. Mr. Mestemacher presented the Planning Commission with the following information:

A. Subdivision Final Plat

A review memo dated August 18, 2004 from Juneau Associates, Inc. P.C. was received for Job No. E-040719. Eleven comments were made and all comments had been corrected by Mr. Mestemacher and his engineer, Rhutasel and Associates, Inc. The Planning Commission noted that a written request for a variance to permit a private drive had not been received.

R. Covarrubias made a motion to recommend approval to the Village Board of the private drive pending receipt of a written request from Mr. Mestemacher. The motion was seconded by L. Benesh. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Frey-aye; Vincent-aye. Motion carried all ayes.

R. Covarrubias made a motion to recommend approval to the Village Board of the Mestemacher Minor Subdivision Final Plat. Motion was seconded by S. Frey. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Frey-aye; Vincent-aye. Motion carried all ayes.

Informative Presentation – Cambridge House

S. Macaluso, Halloran Construction, Inc. presented conceptual drawings and plans for an 80 to 103 unit assisted living center. Cambridge House would be an all masonry building with architectural shingles. A partial list of amenities includes health monitoring and nursing

assessments, assistance with daily living tasks, 3 meals daily, housekeeping and laundry service, 24-hour staffing, etc. The living center would be on a portion of a 29 acre parcel of property east of Anderson Hospital, in addition to the living center, two commercial lots would be developed. The remainder of the 29 acres would be developed as SR-2 residential.

Immediately across Ill Rte. #162 to the north and east of the first parcel, an additional 25 acres would be developed with two commercial lots in front and another SR-2 residential development behind. In total, the development would be approximately 54 acres, comprised of the assisted living center, 4 commercial parcels and 89 SR-2 lots averaging 14,700 sq. ft. in size.

T. Dettmer and R. Tiemann from Vantage Homes answered questions regarding the residential portion of the proposed development. The homes would have masonry on the front and siding on the remaining 3 sides. Prices on the homes would range from \$180,000 to \$300,000. Vantage Homes has been in business since 1993. In 2003 they constructed 365 homes, this year, they should complete construction on 410 homes. Vantage Homes has developments in Shiloh, Belleville, Fairview Heights, Columbia, and Waterloo.

Phase I of the proposed development would begin on the 29 acre parcel east of Anderson Hospital. A Spring 2005 start date is planned.

1st Addition to Remington Place – Final Plat and Construction Drawings Review

A review memo dated August 12, 2004 for Job No. E-040716 was received from Juneau Associates, Inc., P.C. 45 comments were made indicating changes or corrections needed to the plat as presented. John Dutton, Juneau Associates, Inc., P.C. said that no updated drawings or response was received from the developer.

The developer, J. Osborn was present and indicated that he was not seeking final plat approval tonight. Mr. Osborn wished to discuss several of the comments made in the review memo with the Planning Commission. Ultimately, discussion centered upon if the developer would be required to build the streets to the width required (32 feet wide, back of curb to back of curb) and if the developer would be required to improve the existing Lake View Acres Road for the entire westerly side of this development. As part of a pre-annexation agreement with the original owner of the property, the Village Board agreed (in perpetuity) to require any future owner or development to be bound by the ordinances in effect in 1997. The street width and street improvement requirements were part of the village ordinances in 1997. It is Mr. Osborn's contention that these ordinances have not been consistently enforced by the Village and that he should not have to adhere to them for this reason.

An informal poll of the Planning Commission members present indicated that a request for variance would not be favorably received. It was noted that the remaining pavement width on any street less than 32' back of curb to back of curb was too narrow, especially where on street parking is allowed. Furthermore, the size of this development will increase traffic on Lake View Acres road appreciatively, to the point where it should be considered a collector street.

Stonebridge Bluffs & Stonebridge Estates – Final Plats and Construction Drawings Reviews

A review memo dated August 11, 2004 for Job No. E-040718 was received from Juneau Associated, Inc., P.C. 62 comments were made indicating changes or corrections needed to the plats as presented. John Dutton, Juneau Associates, Inc., P.C. said that no updated drawings or response was received from the developer.

The developer, J. Osborn was present and indicated that he was not seeking final plat approval tonight. Mr. Osborn wished to discuss the comments made in the review memo with the Planning Commission. Again, discussion centered upon if the developer would be required to build the

streets to the width required (32 feet wide, back of curb to back of curb). As part of a 10 year pre-annexation agreement with the developer, the Village Board agreed for the developer to be bound by the ordinances in effect in 1997. Village ordinance in 1997 required 32 foot wide streets. It is Mr. Osborn's' contention that these ordinances have not been consistently enforced by the Village and that he should not have to adhere to them for this reason.

An informal poll of the Planning Commission members present indicated that a request for variance would not be favorably received. It was noted that the remaining pavement width on any street less than 32' back of curb to back of curb was too narrow, especially where on street parking is allowed.

Other Business

L. Gulledge requested a liaison from the Planning Commission to serve on a committee to review the pre-annexation agreement with the developers of Cambridge House. L. Benesh agreed to serve as the liaison. In general discussion, the consensus of the Planning Commission was that any pre-annexation agreement should require the developer to:

1. Adhere to all Village ordinances, current and future.
2. Stress the retail development potential of the site.
3. Protect residential development which currently exists.

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 9:18 p.m. Motion was seconded by L. Benesh. The motion carried and the meeting was adjourned.