

## Maryville Planning Commission – July 26, 2004

### Public Hearing

A Public Hearing was opened at 7:02 p.m. for a request for re-zoning the property located at 2200 S. Center Street in Maryville from MR-2 to B-1. The owner, Patrick C. Presson was present to answer any questions posed by the public or the members of the Planning Commission. The owner stated that the building is approximately 1000 sq. feet. The lot is 50' by 110'. The property will be leased to a tenant for office usage. A gravel packed lot will be placed at the rear of the property for parking; the parking area may be asphalted at a later time.

Comments were requested from the public. There were no comments made by members of the public present.

Comments were requested from the members of the Planning Commission. Several questions of clarification were asked. It was noted that the re-zoning request is in agreement with the comprehensive plan for the Village. The hearing was closed at 7:10 p.m.

The regular meeting of the Planning Commission was called to order by Chairperson Covarrubias at 7:11 p.m.

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

Members absent: L. Andrews, M. Floyd

Additional Attendees: J. Dutton, K. Flaughner, L. Gullede and R. Schmidt

Chairperson Covarrubias requested a review of the minutes from the June 28, 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 Ordinance Change**

A motion was made by R. Covarrubias to recommend to the Village Board the proposed request for re-zoning of the property at 2200 S. Center from MR-2 to B-1, as stated in the Public Hearing. Motion was seconded by S. Frey. Roll Call: Benesh-aye; Covarrubias-aye; Drobisch-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

### **Final Development Plan – Subway Retail Center, Professional Park**

Jim Shepard, the developer, was present to discuss the proposed final development plan.

A review memo dated July 21, 2004 was presented by J. Dutton, Juneau Associates, Inc., P.C. in which 8 comments were made indicating changes/corrections/additional information which would be necessary in order to make the plan compliant with current Village ordinances.

Discussion was held on the comments made in the memo from Juneau Associates, Inc., P.C. The final plans were reviewed. It was noted that the developer is planning a vinyl fence enclosure for containing the waste dumpster. It was suggested that a masonry enclosure would be more desirable. The developer stated that a masonry enclosure would cost \$25,000 and that if it was required, he would not proceed with the development.

L. Benesh made a motion recommend the approval of the final plan contingent upon the developer making the necessary changes/corrections/or supplying the additional information to the plan as commented on in the memo received from Juneau and Associates, Inc., P.C. dated July 21 for Job No. E-040710. Motion was seconded by D. Drobisch. Roll Call: Benesh-aye; Covarrubias-No; Drobisch-aye; Frey-No; Vincent-aye. Motion carried 3-2.

**Mestemacher Minor Subdivision**

Mr. Mestemacher was present to respond to questions from the Planning Commission. He wants to sub-divide his property into 4 lots. It was decided that Mr. Mestemacher needed to return to the Planning Commission with the following information:

- A. Subdivision Plat
- B. A request for a variance to permit a private drive

It was noted that the lot sizes meet the minimum requirements of the Village ordinances.

**Other Business**

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:50 p.m. Motion was seconded by D. Drobisch. The motion carried and the meeting was adjourned.