

## **Maryville Planning Commission – June 28, 2004**

### **Public Hearing #1**

A Public Hearing was opened at 7:02 p.m. for a proposed amendment to the Village of Maryville Zoning Ordinance 70-1; Title XV: Land Usage, Chapter 156, Zoning Regulations, Section 156.024 (D), Appendix C: Schedule: Permitted Uses; Accessory Uses; Exceptions; and Special Permits. References to zoning districts MR-1 and MR-2 were deleted from the permitted uses and permitted accessory uses under “B-1” Community Business.

Notice of the Public Hearing was published in the June 3, 2004 Troy Times-Tribune.

Comments were requested from the public. There was 1 member of the public present registered to speak during Public Hearing #1. There were no comments made by members of the public present.

Comments were requested from the members of the Planning Commission. Chairperson Covarrubias rephrased the purpose of the amendment. No further comments were made.

The public hearing was closed at 7:09 p.m.

### **Public Hearing #2**

A Public Hearing was opened at 7:10 p.m. for a proposed amendment to the Village of Maryville subdivision code and providing for access ways between subdivisions and from subdivisions to parks and trails. Amendment would be to Title XV, Chapter 154, Subdivision Code adding a new section 154.033 Recreational Access Ways.

Notice of the Public Hearing was published in the June 12, 2004 Edwardsville Intelligencer

Comments were requested from the public. There was 1 member of the public present registered to speak during Public Hearing #2. There were no comments made by members of the public present.

Comments were requested from the members of the Planning Commission.

Concern was expressed regarding the ease of ingress and egress to and from parks and trails by individuals committing crimes against homeowners within the subdivisions.

Comment was made that the pathways were too wide and could be a maintenance burden for the Village.

Comment was made that ADA required a maximum slope of 8%.

The public hearing was closed at 7:27 p.m.

The regular meeting of the Planning Commission was called to order by Chairperson Covarrubias at 7:27 p.m.

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

Members absent: None

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

Chairperson Covarrubias requested a review of the minutes from the May 24, 2004 meeting.

L. Benesh made a motion to accept the minutes as presented. The motion was seconded by L. Andrews. Motion carried, all ayes.

**Advisory Report – Zoning Ordinance Change**

A motion was made by R. Covarrubias to recommend to the Village Board the proposed amendment to the Zoning Ordinance as stated under Public Hearing #1. Motion was seconded by S. Frey. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

**Advisory Report – Subdivision Ordinance Change**

A motion was made by R. Covarrubias to recommend to the Village Board the proposed amendment to the Subdivision Ordinance as stated in Public Hearing #2 with the following modifications: a) paragraph (iii) delete “at the Villages request” at the end of the first sentence. b) paragraph (iii) add “ballards should be installed to limit motor vehicle traffic at both ends of the access way. c) paragraph (v) insert the word “be” between shall and designed in the third sentence. Motion was seconded by C. Vincent. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

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

Mike Sapp, spokesperson for the developer, Jim Shepard was present to discuss the proposed final development plan.

A review memo was presented by J. Dutton, Juneau Associates, Inc., P.C. in which 31 comments were made indicating corrections which would be necessary in order to make the plan compliant with current Village ordinances.

L. Benesh made a motion to table discussion pending the 31 corrections being made to the plan as commented on in the memo received from Juneau and Associates, Inc., P.C. dated June 22 and June 23, 2004 for Job No. E-040710. Motion was seconded by M. Floyd. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

**Final Development Plan – Osborn Car Wash – Executive Plaza**

The developers, Don and Joe Osborn were present to answer any questions from the Planning Commission.

It was noted that all comments made on the memo received from Juneau and Associates, Inc., P.C. dated May 20, 2004 for Job No. E-030723 had been corrected by the developers.

C. Vincent made a motion to recommend approval of the Final Development Plan to the Village Board. Motion was seconded by L. Andrews. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

**Preliminary Development Plan – Villas at Remington**

The developers, Don and Joe Osborn were present to answer any questions from the Planning Commission.

The Villas would contain a total of 62 units. Construction exteriors would be a brick façade with vinyl siding and architectural shingles. Two floor plans, 1,440 sq. ft and 1,813 sq. ft. with a minimum price of \$140,000 per side would be offered for sale.

R. Covarrubias made a motion to recommend approval of the plat contingent upon all corrections being made as stated in the memo from Juneau Associates, Inc., P.C. dated June 16, 2004 for Job No. E-040703 and a Cul-de-Sac to be placed at the end of Briar Bend Court. Motion was seconded by L. Benesh. Roll Call: Andrews-aye; Benesh-aye; Covarrubias-aye; Drobisch-aye; Floyd-no; Frey-aye; Vincent-aye. Motion carried.

**Other Business**

With no further business to discuss, R. Covarrubias made a motion to adjourn the meeting at 8:22 p.m. Motion was seconded by M. Floyd. The motion carried and the meeting was adjourned.