

Maryville Planning Commission – May 24, 2004

Public Hearing

A Public Hearing was opened at 7:00 p.m. for the Seminisin request to rezone 2422 N. Center from SR-1 to B-1.

Comments were requested from the public. There were no members of the public present to voice comments for or against the request.

Comments were requested from the members of the Planning Commission. It was noted by the members present that the request for rezoning complies with the comprehensive plan for the Village.

There being no further comments, C. Vincent made a motion to close the public hearing. Motion was seconded by L. Andrews. Motion carried all ayes and the public hearing was closed at 7:04 p.m.

The regular meeting of the Planning Commission was begun at 7:05 p.m.

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

In the absence of Chairperson R. Covvarubias, C. Vincent made a motion to appoint L. Benesh as acting Chairperson for tonight's meeting. Motion was seconded by L. Andrews. Roll Call: Andrews-aye; Benesh-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

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

Advisory Report – Seminisin Request for Rezoning

A motion was made by S. Frey to recommend to the Village Board the request for rezoning 2422 N. Center from SR-1 to B-1. Motion was seconded by L. Benesh. Motion carried, all ayes.

Preliminary Development Plan – Osborn Car Wash – Executive Plaza

The developers, Joe and Don Osborn were present to discuss the proposed development of Lot #4 in Executive Plaza into a car wash. The car wash will contain 4 self service and 2 automatic bays. The building will have an exterior of split block and brick.

A review memo was presented by J. Dutton, Juneau Associates, Inc., P.C. in which 11 comments were made indicating corrections which would be necessary in order to make the plan compliant with current Village ordinances. Upon further discussion, comment #1 was stricken when it was found that the development plan for Executive Plaza was previously approved with a 25' setback.

The developer agreed to make the corrections numbered 2 through 11 in the memo from Juneau and Associates.

L. Benesh made a motion to recommend to the Village Board, the approval of the site plan for lot #4 contingent upon the developer making the corrections numbered 2 through 11 on the memo received from Juneau and Associates dated May 20, 2004 for Job No. E-030723. Motion was seconded by C. Vincent. Motion carried, all ayes.

Plat Amendment Request – M. Bertlesmann

Mike and Wendy Bertlesmann were present to discuss their request for a variance to the plat for Oakleigh Court. They are requesting a pavement width of 22' rather than the 30' required by Village ordinance. They are also requesting that the road be made a private road. The plat for Oakleigh Court was originally approved in 1992.

Mr. Bertlesmann noted that the owner of the road immediately to the West, Mr. Barbarrito (sp) was granted his request for a private road in 1998 and currently has a rock road going to his property. Mr. Bertlesmann is proposing a concrete road of Portland cement, 6" in depth.

J. Dutton, Juneau Associates, Inc., P.C. suggested that the Village vacate the 50' R.O.W. and that Mr. Bertlesmann deed the adjoining R.O.W. to each of the lots in Oakleigh Court. The private road would become legal upon the Village vacating the R.O.W.

J. Dutton agreed to research the legality of his suggestion and send a letter to K. Flaughner stating his findings.

Mr. Bertlesmann was advised that no action would be required by the Planning Commission. The Village Board would have to vacate the R.O.W.

Other Business

K. Flaughner gave the members copies of an e-mail from Village Attorney, S. Wigginton regarding a proposed ordinance to eliminate the "pyramiding" scheme for MR-1 and MR-2 in B-1 and B-2 districts. The members will review and discuss further at a future meeting.

C. Vincent made a motion to adjourn the meeting at 8:00 p.m. Motion was seconded by L. Benesh. The motion carried and the meeting was adjourned.