

Maryville Planning Commission – December 8, 2003

SPECIAL MEETING

**Division Street Minor Subdivision
Final Plat**

Chairperson Covarrubias opened the special meeting at 7:04 p.m.

Members present: L. Benesh, R. Covarrubias, M. Floyd, and S. Frey. T. Cadagin, M. Langley, and C. Vincent were absent. Also present were K. Flaughner, L. Gulledge, and R. Schmidt.

Division Street Minor Subdivision – Final Plat Approval

The developer Mr. Arland U. Sparks, Jr. was present to answer any questions regarding the minor subdivision. This is a two lot minor subdivision located across Division Street from Charter Communications. A home is presently located on lot #2 which Mr. Sparks intends to renovate. A new home will be built on lot #1, the new home will face Nepute Street.

Two variances were requested by the developer:

1. The minimum lot depth on lot #1 to be less than the minimum of 130 feet to accommodate a lot fronting Nepute Street.
2. The minimum lot width on lot #2 to be less the minimum of 80 feet to accommodate a lot fronting Division Street. The 25 foot setback requirement to be waived to accommodate the existing structure.

It was noted that all deficiencies noted in the memo from Juneau Associates, Inc., P.C. dated November 14, 2002 had been corrected on the Final Plat as submitted.

Following a short discussion and review, L. Benesh made a motion to recommend to the Zoning Board of Appeals, the approval of variance request #1 above. Motion was seconded by R. Covarrubias. Roll Call: Benesh-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

M. Floyd made a motion to recommend to the Zoning Board of Appeals, the approval of variance request #2 above. Motion was seconded by S. Frey. Roll Call: Benesh-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

R. Covarrubias made a motion to recommend to the Village Board the approval of the Division Street Minor Subdivision contingent upon the Zoning Board of Appeals approving variances numbered 1 and 2 above. Motion was seconded by L. Benesh. Roll Call: Benesh-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

R. Covarrubias made a motion to adjourn the meeting at 7:17 p.m.