

**Maryville Planning Commission Meeting
October 27, 2003**

**Public Hearing
Harold Terry Request
Multi-Family to B-2**

Chairperson Covarrubias opened the public hearing at 7:05 p.m.

The property is located to the West of the former Maryville Car Wash on Anthony Drive. The property is a vacant lot 140' x 50' in size. No improvements have been made to the property.

Bud Terry, owner of the lot, stated that the reason for the request for re-zoning was to facilitate the sale of the property to another party who wishes to operate a towing / vehicle storage business at this location. Raymond Kneedler, who is considering purchasing the property, was present to describe the towing business he intends to operate at this site.

Chairperson Covarrubias requested comments from the public. No comments were made.

Several members of the Planning Commission and Board of Trustees liaison, Rod Schmidt questioned Mr. Kneedler regarding the business he wishes to operate at this site.

Mr. Kneedler stated that the business will operate primarily during daytime hours. The site will be a storage lot for vehicles. He intends to rock the lot until it becomes stable enough to be asphalted. He does not know if he will construct a building on the site. He intends to construct a fence around the perimeter of the property and have gates that open in. He stated that the lot will be unattended and that he is not concerned with the potential for vandalism. He anticipates that the lot will hold approximately 20 cars, 10 on each side. He stated that the average length of time that a vehicle is held is 60 days.

Chairperson Covarrubias closed the public hearing at 7:20 p.m.

Chairperson Covarrubias called the regular meeting of the Planning Commission to order at 7:21 p.m.

Roll Call: Benesh-absent; Cadagin-here; Covarrubias-here; Floyd-here; Frey-here; Langley-absent; Vincent-absent. Also present were K. Flaughner, J. Dutton, and R. Schmidt.

The members present reviewed the minutes from the August 25, 2003 meeting. R. Covarrubias made a motion to approve the minutes as presented. T. Cadagin seconded the motion. Motion carried, all ayes.

It was noted that a meeting of the Planning Commission was not held during the month of September.

Recommendation of Terry Zoning Request, Multi-family to B-2

Discussion continued regarding the request for re-zoning. The comprehensive plan for the Village shows the property as being zoned multi-family bordered by commercial zoning. K. Flaughner was questioned regarding the current zoning of the surrounding property. He stated that the properties to the North, East, and South were all zoned B-1, commercial. The property to the West is zoned multi-family. S. Frey commented that a re-zoning to B-2 would not be consistent with the zoning of the surrounding properties and would create 1 small parcel of B-2 zoning.

R. Covarrubias made a motion to not recommend approval of the re-zoning request to the Village Board. S. Frey seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

Final Plat Approval – Executive Plaza

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

J. Dutton of Juneau Associates, Inc., P.C. stated that he had called the engineer for the developer regarding corrections which needed to be made to the Final Plat as presented. The necessary corrections are as follows:

1. Certificate "I" needs to be added.
2. "Madison County Recorder of Deeds" needs to be added to the boundary description.
3. "Westerly prolongation of Southern line" need to be added to the boundary description.

K. Flaughter stated that all fees have been paid to the Village Clerk.

T. Cadagin made a motion to recommend approval of the Final Plat contingent upon the developer making the corrections stated above. R. Covarrubias seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

Final Plat & Construction Plans – Trotter's Run

The developer, Jeff Holland was in attendance to present the Final Plat and answer any questions from the members of the Planning Commission who were present.

John Dutton of Juneau Associates, Inc., P.C. presented a review memo dated October 23, 2003. A copy is attached and should be considered a part of the minutes.

Items numbered 2, 5, 7, & 8 should be corrected by the developer. A verification regarding the correctness of items numbered 9 & 10 needs to be reviewed by Ronald A. Keepes, P.E. Juneau Associates, Inc. P.C.

R. Covarrubias made a motion to recommend approval of the Final Plat and Construction Plans to the Village Board contingent upon the developer correcting items numbered 2, 5, 7, & 8 and a favorable verification of items numbered 9 & 10 by Juneau Associates, Inc. P.C. Motion was seconded by T. Cadagin. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

Other Business

Chairperson Covarrubias stated that the Village is in the process of updating the comprehensive plan for the Village. He stated that the process is expected to take from 6 to 7 months. It is very important that the Village have a current and up to date comprehensive plan. Having a current plan makes the Village eligible for future monies which may become available in the form of grants. All members of the Planning Commission are welcome to attend the joint meetings scheduled with the Economic Development Committee. The next meeting is scheduled for November 10, 2003

With no further business to discuss, T. Cadagin made a motion to adjourn the meeting. R. Covarrubias seconded the motion. Motion passed, all ayes and the meeting was adjourned at 8:33 p.m.