

Maryville Planning Commission – January 27, 2003

The regular meeting of Planning Commission was called to order by R. Covarrubias at 7:03 p.m. Member present: L. Benish, T. Cadigan, R. Covarrubias, M. Langley, M. Floyd, and C. Vincent. Also present: J. Dutton, K. Flaughner, L. Gullledge, R. Limberg and three citizens.

Chairperson Covarrubias stated with the absence of Secretary Frey, no minutes from the November 2002 meeting were presented for approval.

Chairperson Covarrubias opened discussion on the first item on the agenda.

Construction plan approval for Executive Plaza

J. Dutton stated that the Osborn Development Company was requesting approval of their construction plans for the Executive Plaza Development. Dutton noted that he had received these plans and that they had been reviewed by his office. He then presented a comment letter dated January 27, 2003. The five items noted in the letter were reviewed and J. Dutton stated that he felt that these were all minor issues that could be addressed easily. Therefore he recommended that the construction plans be approved with the stipulation that all of the items listed in the letter were addressed and approved by J. Dutton and K. Flaughner. Joe Osborn of Osborn Development stated that the reason for the request for construction plans only, was the pending issue of right-of-way, with IDOT and the Route 159 widening. He noted that once this is resolved that they would present their final plat for approval.

With no further questions or discussion C. Vincent made a motion to recommend the approval of the construction plans as presented contingent on the items listed in the Jan 27, 2003 letter from Juneau and Associates being resolved. Motion seconded by Cadigan. Roll Call: Benish-aye, Cadigan-aye, Covarrubias-aye, Langley-aye, Floyd-aye, Vincent-aye. Motion passed all ayes.

Informational – possible rezoning of the Bagley property

Herb Bagley was present to ask for input on possibly re-zoning the 12.3 acres on his property. This property is located to the south of the overhead power lines. Bagley stated that he wanted to split these 12.3 acres off of the existing property with the intention of doing a PD-R development similar to Knightsbridge in Collinsville and the Villas at Stonebridge, but did not want to subdivide if he could not obtain the proper zoning. After little discussion the Planning Commission members felt that they would be receptive to this type of development. It was also noted that as a PD-R any future

development on the property would have to come through the planning commission for approval.

Other Business

A discussion was held on the status of the proposed zoning and subdivision changes that were discussed at the November 25, 2002 meeting. J. Dutton and K. Flaughner advised the board that all of the recommend changes where being addressed with the current codification of the Ordinance Book, including storm water and upgraded and improved street construction standards.

Mayor Gulledge stated that not much to report on the Keller Development. Also noted that the Village Board is working on a list of capitol improvement projects for 2003.

Also a discussion was held regarding the timely manner in which developers are submitting their plans for review. It was discussed that we may need to be more strict with this requirement as we get busier with development.

With no further business to discuss C. Vincent mad a motion to adjourn. L. Benish seconded the motion. The motion passed, all ayes and the meeting was adjourned at 7:54.