

## Maryville Planning Commission – October 28, 2002

The regular meeting of the Planning Commission was called to order by R. Covarrubias at 7:05 p.m. Members present: L. Benesh, T. Cadagin, R. Covarrubias, S. Frey, M. Langley, and C. Vincent. Additionally, C. Altenberger, J. Dutton, K. Flaughner, L. Gullledge, E. Kostyshock, and R. Limberg were present.

Chairperson Covarrubias noted that a quorum was present.

Chairperson Covarrubias requested that the members present review the minutes from the July 22, 2002 meeting. R. Covarrubias made a motion to approve the minutes as presented. Motion was seconded by L. Benesh. Motion passed, all ayes.

### **Walnut Ridge – Final Plat Approval, Minor Subdivision**

John Dutton, Juneau Associates, Inc., P.C., presented a final plat for a two (2) lot subdivision at Keebler and Ill Rte #162. Both lots are greater than 1 acre in size. City water is available, but a private septic system will be required. The property is in the Glen Carbon Fire Protection District. No improvements or new easements will be made and the developer will be required to sign a pre-annexation agreement with the Village. Annexation will become immediate when the property becomes contiguous to Village limits.

L. Benesh made a motion to recommend approval of the final plat as presented. The motion was seconded by R. Covarrubias. Motion passed, all ayes.

### **Executive Plaza, Preliminary Plat**

Joe Osborn, the developer, was present to review the preliminary plat.

J. Dutton of Juneau Associates, Inc., P.C. stated that covenants/restrictions had been submitted, but not yet reviewed.

Mayor Gullledge stated that the developer had agreed to plant/replace 10 trees on the ten foot R.O.W. owned by the Village along Oak Drive. The trees had previously been removed by the developer. Additionally, the boulders have been replaced along Oak Drive and a drainage way, excavated by the developer, has been filled. There is currently no active litigation between the developer and the Village with respect to this property.

On a recommendation from Juneau Associates, Inc., P.C., the proposed 8" water main should be looped to the existing water main in Maryville Professional Center.

The developer was requested to modify the shape of the detention area, as platted, during final design to retain as many of the existing nice trees as possible.

Per K. Flaughner, the individual lots within the development will come under the PD-B ordinance.

T. Cadagin made a motion recommend to the Village Board the approval of the preliminary plat with a platted easement between lots #1 and #2 for a water main. C. Vincent seconded the motion. Motion passed, all ayes.

### **Villas at Stonebridge, PD-R – Final Plan Amendment**

Juneau Associates, Inc., P.C. reported in a memo dated July 3, 2002, that the developer had deviated from the approved plan for the subject PD-R. The developer is submitting revised drawings and calculations for approval in lieu of revising the site to match the original plans.

The developer did extra excavation in the rear yard areas behind the northern-most buildings between Summit Ridge and Keebler Road. Tree removal and additional excavation was done on the northern end of the development. An additional dam and pond were built.

The developer stated that the pond was built because additional dirt was needed elsewhere in the development. The pond will be a joint responsibility of the golf course and the homeowners association. The developer also stated that additional trees and landscaping were completed around the pond.

L. Benesh made a motion to recommend approval of the final plan amendment to the Village Board. Motion was seconded by T. Cadagin. Motion passed, all ayes.

### **Private Road – Mestemacher Minor Subdivision**

After discussion with the members of the planning commission, a workable solution was reached. No action was required by the planning commission.

### **Shell Community Credit Union, PD-B – Preliminary Plan Approval.**

Dean Wilcoxon, Architect, was present to discuss the preliminary plan. He indicated that this was the first effort at expansion by the credit union, which is based in Wood River, Illinois. The property is presently zoned B-2 and located at the intersection of State Rte #159 and Bauer Lane.

The developer requested four (4) variances to the PD-B ordinance.

1. Placement of a 57-foot wide driveway off of Bauer Lane. The ordinance calls for a maximum width of 36 feet. C. Vincent made a motion to recommend approval to the Village Board for the requested variance. Motion was seconded by M. Langley. Motion passed, all ayes.
2. A distance of 15 feet from the R.O.W. intersection to the end of the driveway radius. The ordinance calls for a minimum distance of 30 feet. S. Frey made a motion to recommend approval to the Village Board for the requested variance. Motion was seconded by L. Benesh. Motion passed, all ayes.
3. Heavy planting is required in buffer strips next to residential areas. The developer has asked to relax this requirement. S. Frey made a motion the recommend to the Village Board that the developer be required to obtain a signed statement from the adjoining residential owner agreeing to the number and type of plantings in the buffer zone. Motion was seconded by C. Vincent. Motion passed, all ayes.
4. Parking stalls are required to be 10 feet by 20 feet. The developer is requesting a variance to allow 9 feet by 19 feet stalls and one (1) less parking stall then required. R. Covarrubias made a motion to recommend to the Village Board the requested variance(s). M. Langley seconded the motion. Motion passed, all ayes.

L. Benesh made a motion to recommend approval of the preliminary plan to the Village Board. T. Cadagin seconded the motion. Motion passed, all ayes.

C. Vincent made a motion to recommend to the Village Board the granting of a special use permit for a Motor Vehicle Oriented Business. Motion was seconded by R. Covarrubias. Motion passed, all ayes.

**Other Business**

Chairperson R. Covarrubias requested that members of the commission plan on investing at least an hour at the next regularly scheduled meeting to review the current ordinances.

With no further business to discuss C. Vincent made a motion to adjourn. M. Langley seconded the motion. The motion passed all ayes and the meeting was adjourned at 9:50 p.m.