

## **Maryville Planning Commission – July 22, 2002**

The regular meeting of the Planning Commission was called to order by R. Covarrubias at 7:01 p.m. Members present: L. Benesh, R. Covarrubias, S. Frey, M. Langley, and C. Vincent. Additionally, K. Flaughner, C. Altenberger, L. Gulledge and J. Dutton were present.

Chairperson Covarrubias noted that a quorum was present.

Chairperson Covarrubias requested that the members present review the minutes from the June 24, 2002 meeting. C. Vincent made a motion to approve the minutes as presented. Motion was seconded by L. Benesh. Motion passed, all ayes.

### **Maryville Gardens, Assisted Living (PD-B)**

Matt Adams, Adams Architectural Associates, presented a revised preliminary plan in which the building on the site had been “flipped” with the main entrance to the building facing north, instead of south. J. Dutton, Juneau Associates, Inc., P.C. indicated that this was the only change made to the plan and that the development met the ordinance requirements of the Village. The original preliminary plan had been approved on October 22, 2001 contingent on the developer making two corrections to the plan. It was noted by J. Dutton that those corrections had been made.

R. Covarrubias requested a review by K. Flaughner for any potential public safety concerns with the change in the building site. K. Flaughner saw no problems from a public safety standpoint.

R. Covarrubias requested that the existing residence on the property be shown as part of Phase I of the development on the final plan. The developer agreed to do this.

The members of the Planning Commission saw no need to recommend again the approval of the preliminary plan due to the change in the direction in which the building will face. The recommendation made for approval in October will stand.

### **Executive Plaza, Preliminary Plan**

Mr. Osborn, the developer, was present to review the preliminary plan. It was noted by J. Dutton of Juneau Associates, Inc., P.C. that the plan was received Friday, July 19 and that he had completed a cursory review. A memo of the review by Juneau and Associates was presented with several exceptions being noted that needed to be addressed by the developer. J. Dutton noted that an approved grading and soil erosion plan needed to be submitted. Also, the damage done to the berm on public property at the South side of the development needs to be repaired.

It was noted by L. Gulledge that the actions by the developer on this property are the subject of litigation between the developer and the Village. Discussions with the developer’s lawyer and the lawyer for the Village have been on going.

C. Vincent made a motion to table any action on the preliminary plan until an approved soil erosion plan and a plan for the repair of the berm has been submitted. The motion was subsequently withdrawn by C. Vincent upon further discussion by the members of the Planning Commission.

R. Covarrubias made a motion to table any action on the preliminary plan until Juneau and Associates had completed a more thorough review and the developer had supplied the required items with their submission for preliminary plan review. L. Benesh seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Frey-aye; Langley-aye; Vincent-aye. Motion passed, all ayes.

**Other Business**

K. Flaughner presented a memo from Collinsville Community Unit School District #10 requesting an audience with the members of the Planning Commission. The purpose would be to interact with the communities within the school district to gain a greater understanding of the citizen's perception of the Unit #10 School District. R. Covarrubias instructed K. Flaughner to schedule the meeting for 6:30 p.m. prior to the next regularly scheduled meeting of the Planning Commission. The presentation/meeting should be limited to 30 minutes.

With no further business to discuss C. Vincent made a motion to adjourn. L. Benesh seconded the motion. The motion passed all ayes and the meeting was adjourned at 7:58 p.m.