

Maryville Planning Commission – June 24, 2002

The regular meeting of the Planning Commission was called to order by R. Covarrubias at 7:01 p.m. Members present: T. Cadagin, R. Covarrubias, M. Floyd, S. Frey, and C. Vincent. Additionally, K. Flaughter, R. Limberg, S. Wigginton, 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 May 13, 2002 meeting. C. Vincent made a motion to approve the minutes as presented. Motion was seconded by M. Floyd. Motion passed, all ayes.

Barbee Minor Subdivision – Final Plat Approval

The Planning Commission noted that the property requesting the rezoning was in a residential area currently zoned SR-2. The developer stated that the subdivision would remain zoned SR-2. In the review memo from Juneau Associates, Inc. P.C. dated May 31, 2002 it was noted that items 5, 6, and 7 had been corrected by the developer. J. Dutton indicated that, with the exception of the variances that the developer was requesting, the plat met all of the current village ordinances. The Planning Commission noted that the total square footage of each of the lots met the current village ordinance for SR-2 zoning.

R. Covarrubias made a motion to recommend to the Village Board the developers request for the following variances on Lot #1:

1. A 17-foot setback and the required dimensioning on the plat for same.
2. A minimum lot width of 61.24 feet as platted.

Furthermore, the shed currently existing on lot #1 must be moved to 3 feet from the property line as required by village ordinance.

S. Frey seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion passed, all ayes.

R. Covarrubias made a motion to recommend to the Village Board the developers request for a variance on Lot #2 allowing a minimum lot width of 61.24 feet, as platted. C. Vincent seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion passed, all ayes.

R. Covarrubias made a motion to recommend to the Village Board the developers request for variance on Lot #3 allowing a minimum lot depth of 123.38 feet, as platted. T. Cadagin seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion passed, all ayes.

R. Covarrubias made a motion to recommend to the Village Board that no right-of-way dedication be required on lots #1, #2, and #3. S. Frey seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion passed, all ayes.

R. Covarrubias made a motion to recommend to the Village Board the approval of the Barbee Subdivision noting that the minor subdivision was consistent with the other general development in the area. He also recommended that the shed on lot #1 be moved to within 3 feet of the property line. M. Floyd seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion passed, all ayes.

Maryville Medical Park (PD-B) Final Plan Approval

J. Dutton, Juneau Associates, Inc., P.C. indicated that a review of the Final plan had been completed. The developer has corrected all exceptions noted on his memo of May 31, 2002.

C. Vincent made a motion to recommend approval of the Final Plan as submitted. T. Cadagin seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion passed, all ayes.

Bagley Property Subdivision – Preliminary Plat Approval

A review of the preliminary plat was tabled pending resolution to a question concerning the current zoning of the property. It was further noted that the requirements of the green space ordinance would have to be reviewed, the center line radius on proposed street #2 would have to be changed, street names would need to be provided, and the covenants and restrictions of the subdivision should be presented for review.

Other Business

Chairperson Covarrubias again requested that Juneau and Associated, Inc., P.C. present a recommendation to the Planning Commission for the sub-base requirements of street construction.

John Dutton presented to the Planning Commission a recommendation for a proposed drainage ordinance and storm sewer regulations. The ordinance is patterned from the ordinance adopted by Madison County with a few additional requirements.

R. Covarrubias made a motion to recommend to the Village Board that the village attorney be instructed to draft an ordinance for the control of storm water drainage and detention, soil erosion and sediment control patterned or adopted by reference from the existing Madison County ordinance. The draft should incorporate the additional requirements as recommended by Juneau and Associates in their memo dated September 28, 2001. S. Frey seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye. Motion passed, all ayes.

S. Wigginton reported that the definition of a “temporary structure”, as used within existing ordinances, needs to be re-written. The current definition is too vague. The Planning Commission will need to review the new definition and conduct a public hearing prior to adoption. S. Wigginton will draft a new definition and present it to the commission for their review.

With no further business to discuss C. Vincent made a motion to adjourn. T. Cadagin seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:45 p.m.