

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

The regular meeting of the Planning Commission was called to order by R. Covarrubias at 7:00 p.m. Members present: L. Benesh, T. Cadagin, R. Covarrubias, M. Floyd, and S. Frey. Additionally, K. Flaughner was present.

Chairperson Covarrubias thanked J. Brancaglione for the excellent work he has done for the Village on the sign ordinance.

Chairperson Covarrubias requested that the members present review the minutes from the March 25, 2002 meeting. L. Benesh made a motion to recommend the approval of the minutes, as presented, from March 25, 2002. T. Cadigan seconded the motion. Motion carried, all ayes.

Chairperson Covarrubias noted that a quorum was present.

### **Preliminary Plan Approval – Maryville Medical Park (PD-B)**

J. Wilkinson and R. Jarrett were present to answer any questions from the members of the Planning Commission.

J. Dutton, Juneau Associates, Inc., P.C. presented a memo dated April 19, 2002 stating that a review of the preliminary plat had been completed with no exceptions noted. Furthermore, a recommendation of approval was made in the memo. It was noted that the exception items numbered 1 through 11, cited in the memo of March 22, 2002, had been satisfied.

The developer requested a variance as per zoning code 40-5-10-D 1 & 2, site coverage. The developer requested that site coverage of 85% be allowed, which is greater than the 70% allowed by ordinance. It was further noted that the developer had complied with 4 of the bonus criteria required in order to allow for greater site coverage.

Copies of both memos are attached and should be made a part of the record.

R. Covarrubias made motion to recommend to the Village Board the approval of the developers request for a variance to the site coverage requirement noting that the developer had complied with 4 of the bonus criteria as required. S. Frey seconded the motion. Roll Call: Benesh-aye, Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

R. Covarrubias made a motion to recommend to the Village Board the approval of the preliminary plat as presented for the Maryville Medical Park (PD-B). S. Frey seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

### **Other Business**

J. Dutton, Juneau Associates, Inc., P.C. presented for the Planning Commissions' review, copies of the driveway, sidewalk and parking lot certifications currently required of owner/builder/developers in the Village of Glen Carbon. R. Covarrubias commented that a review of the current street construction requirements was also needed. He remarked that 5% stabilized lime sub-grade or base with 4" of rock may be better for the Village. A brief discussion ensued with the members of the planning commission agreeing that they will review the certifications prior to the next meeting.

K. Flaughner requested that the next regular meeting of the planning commission be scheduled for May 13, 2002. The 4<sup>th</sup> Monday in May is Memorial Day. The members present agreed with the change in meeting date to May 13, 2002.

K. Flaughner presented a comparison of building permit fees required by municipalities in the immediate area. S. Frey requested that the comparison be expanded to show all fees collected for one lot of residential development.

L. Benesh noted that no changes had been made to the condition of the property to be developed as "Maryville Town Center", particularly the area along An-Ja-Lo Drive. He again showed pictures of a large washed out area on the North side of the development. L. Benesh requested that the developer comply with the Village ordinance enacted in 1997 regarding site drainage, run-off, and preliminary site development.

With no further business to discuss T. Cadagin made a motion to adjourn. L. Benesh seconded the motion. The motion passed all ayes and the meeting was adjourned at 7:54 p.m.