

Maryville Planning Commission – March 25, 2002

Prior to the beginning of the Public Hearings scheduled for tonight, a sign-up sheet was passed to all those present. It is attached to the minutes and is part of the record.

Public Hearing #1 **Amendments to Chapter 40 – Sign Ordinance**

The hearing was opened at 7:05 p.m. R. Covarrubias and J. Brancaglione gave a brief explanation of the ordinance and its intent. R. Covarrubias called for comments from the public, there being none; the hearing was closed at 7:10 p.m.

Public Hearing #2 **Establishing a Park Improvement Fund (PD-R)**

The hearing was opened at 7:10 p.m. R. Covarrubias gave a brief explanation of the intent of the establishment of a Park Improvement Fund for the Village of Maryville. R. Covarrubias called for comments from the public.

Carolyn Carter, Citizens for a Greener Environment, inquired as to how much land for parks was available. Lee Presser inquired as to how much money was available for green space development. R. Covarrubias replied that the purpose of the hearing was for the public to comment for or against the establishment of a park improvement fund and that questions regarding available lands and monies for parks and green space would be discussed during the Planning Commission meeting. R. Covarrubias indicated that their comments would be welcome at that time.

There being no further comments from the public, the hearing was closed at 7:18 p.m.

Public Hearing #3 **Nicol Zoning Request, SR-2 to B-1, 2400 N. Center**

The hearing was opened at 7:20 p.m. R. Covarrubias called for comments from the public. L. Gullede remarked that the zoning change requested corresponded to the existing comprehensive plan for the Village.

There being no further comments from the public, the hearing was closed at 7:22 p.m.

The regular meeting of the Planning Commission was called to order by R. Covarrubias at 7:23 p.m. Members present: L. Benesh, T. Cadagin, R. Covarrubias, M. Floyd, and S. Frey. Additionally, L. Gullede, R. Limberg and C. Altenberger were present.

Chairperson Covarrubias requested that the members present review the minutes from the February 25, 2002 meeting. T. Cadagin made a motion to recommend the approval of the minutes, as presented, from February 25, 2002. M. Floyd seconded the motion. Motion carried, all ayes.

Chairperson Covarrubias noted that a quorum was present.

Sign Ordinance

A draft of the proposed ordinance was mailed to all members for their review prior to the meeting.

T. Cadagin questioned the use of temporary signs such as realtor type signs and the amount of time they were to be used. R. Covarrubias replied that the length was 30 days to 6 months depending upon what was being advertised. L. Benesh commented briefly on ground signs.

L. Benesh made motion to recommend to the Village Board the approval of the sign ordinance, article XI – Sign Regulations, as presented. T. Cadagin seconded the motion. Roll Call: Benesh-aye, Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

Green Space Ordinance

Chairperson Covarrubias opened by allowing members of the public to comment upon the green space ordinance.

C. Carter, Citizens for a Greener Environment, inquired as to the amount of land available for parks and green space. L. Gulledge replied that the Village currently had 65 acres under Village control for park use. L. Presser questioned the availability of monies for green space and parks. L. Gulledge replied that the Park Improvement Fund was being established to hopefully increase the amount of park space and better utilize and maintain the park space currently in use. L. Gulledge also noted that the monies available in the form of grants almost always required a “matching” amount of money from the organization requesting the funds. L. Presser encouraged the use of “Conservation Easements” by private property owners to preserve the green space in the Village. He requested Village officials recommend the use of these easements wherever possible.

The Planning Commission replied to a list of 4 questions presented by the Citizens for a Greener Environment. Copies of the questions are attached to these minutes for the record. The response to each question were as follows:

1. Green Space is “passive” in the ordinance, as opposed to “active”. It does include entrances and grassy areas, trees are considered as part of the overall plan. No, there are not any tree planting requirements for the PD-R developments and new subdivisions. Yes, there are specific tree species and a specific number of trees required in the Villages’ Commercial Ordinance.
2. No, wildlife and green space corridors are not specified.
3. No, discussed, but dismissed as too difficult to enforce.
4. No, fines are currently enforced at a rate of \$500 per offense against all Village ordinances. This could be reviewed and possibly changed.

S. Frey made a motion to recommend to the Village Board the approval of the 2-18-02 draft of the amendment to the zoning code to establish a park improvement fund for PD-R districts and the 2-18-02 draft of the amendment to the subdivision code defining green space and requiring new subdivisions to preserve green space. L. Benesh seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

Nicol Zoning Request

R. Covarrubias made a motion to recommend the approval of the request for re-zoning from SR-2 to B-1. T. Cadagin seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Floyd-aye; Frey-aye. Motion passed, all ayes.

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

The developer and his engineer (S. Jarrett, W. Blotevogel, and J. Wilkerson) were present to answer any questions from the members of the Planning Commission. After several minutes of discussion, it was agreed that there were too many areas needing review and/or revision. The developer agreed to contact Juneau and Associates, and revise the preliminary plan and possibly re-submit it along with the final plan at the April or May regular meeting.

Other Business

R. Covarrubias requested that village fee structure be reviewed at the next regular meeting of the Planning Commission.

L. Benesh made a request that Keller Development clean up the property to be developed as "Maryville Town Center", particularly the area along An-Ja-Lo Drive. He reported that adjoining property owners are starting to complain. Pictures were shown of a large washed out area on the North side of the development. L. Benesh requested that the developer proceed with the plan to berm and plant the 50-foot wide green space required on the North side of the property along side An-Ja-Lo Drive. It was noted that the plat had been recorded for the 7 commercial lots on this property.

S. Frey made a motion recommending that the Village Board seek legal counsel to require the developer to proceed with the development of the berm and 50 foot wide green space along An-Ja-Lo Drive. R. Covarrubias seconded the motion. Motion passed, all ayes.

With no further business to discuss M. Floyd made a motion to adjourn. T. Cadagin seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:57 p.m.