

Maryville Planning Commission – January 28, 2002

The meeting was called to order by R. Covarrubias at 7:02 p.m. Members present: L. Benesh, R. Covarrubias, S. Frey, M. Langley, and C. Vincent. Additionally, J. Dutton, K. Flaughner, L. Gulledge, E. Kostyshock, and R. Limberg were present.

Chairperson Covarrubias welcomed two new members to the Planning Commission, Michelle Langley and Christie Vincent.

Chairperson Covarrubias requested that the members present review the minutes from the December 3, 2001 special meeting and the January 14, 2002 special meeting. R. Covarrubias made a motion to recommend the approval of the minutes from December 3, 2001. L. Benesh seconded the motion. Motion carried, all ayes. R. Covarrubias made a motion to recommend the approval of the minutes from January 14, 2001. S. Frey seconded the motion. Motion carried, all ayes.

Chairperson Covarrubias noted that a quorum was present.

Bettorf Subdivision (Minor Subdivision) – Final Plat and Improvement Plans Approval

P. (Rick) Huber, Engineer for the developer was present to answer questions from the members of the Planning Commission.

K. Flaughner reported that all of the required fees had been paid.

J. Dutton, Juneau Associates, Inc., P.C. reported that the plans had been reviewed and that all concerns listed in their letter of December 26, 2001 had been revised by the developer. Based upon this review, Juneau Associates, Inc., P.C. recommended approval of the Final Plat and Improvement Plans as presented.

It should be noted that this development is not currently within the Village corporate limits. However, it is within 1.5 miles of the limits and was therefore required to receive a review and recommendation from the Village. The developer must also obtain additional approval from the Madison County Land Use Committee subsequent to the review by the Village.

L. Benesh made a motion to recommend the approval of the Final Plat and Improvement Plans as presented. C. Vincent seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Frey-aye; Langley-aye; Vincent-aye.

Maryville Medical Park – Preliminary Plan Approval

As reported by K. Flaughner and J. Dutton, this item is withdrawn from the agenda, the developer is not ready with his plans.

Other Business

R. Covarrubias noted that the next joint committee meeting to discuss the proposed Green Space Ordinance is scheduled for February 7, 2002, 7:00 p.m. at the Village Hall. L. Gulledge said S. Wigginton has some minor questions regarding the proposed ordinance but that a rough draft would be available.

L. Gulledge thanked the members of the planning commission for attending the special meetings required during the previous and current month.

R. Covarrubias encouraged the members of the planning commission to question and recommend changes to ordinances when it appears that improvements can be made. Ron also encouraged members to give him a call if they had any questions regarding village ordinances.

K. Flaughter was reminded to mail the village fee structure to the members of the planning commission.

L. Gullledge reported that a stop work order had been issued against the Osborn Development Company for their development North of the Post Office. No permits had been obtained, neither had the fees been paid by the developer.

J. Dutton recommended that the planning commission review the minimum building size requirement in the PD-B ordinance. His recommendation would be to make the ordinance apply to all PD-B developments without regard to building size. Currently the ordinance only applies to buildings greater than 5,000 sq. ft.

The next meeting of the planning commission is scheduled for February 25, 2002 at 7:00 p.m. L. Benesh will not be able to attend.

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 7:55 p.m.