

Maryville Planning Commission – September 24, 2001

The meeting was called to order by S. Frey at 7:00 p.m. Members present: L. Benesh, R. Covarrubias, K. Creek, P. Ducey, and S. Frey. Additionally, J. Dutton, R. Limberg, and C. Altonberger were present.

P. Ducey made a motion to nominate L. Benesh, as chairperson, L. Benesh declined. P. Ducey made a motion to nominate R. Covarrubias as chairperson, R. Covarrubias accepted, motion was seconded by K. Creek. Roll Call: Benesh-aye; Covarrubias-abstain; Creek-aye; Ducey-aye; Frey-aye. Motion passed, all ayes.

Chairperson Covarrubias seated T. Cadigan, the new member of the Planning Commission recommended by L. Gullede to replace A. Kerkemeyer who resigned at the previous meeting.

Chairperson Covarrubias requested a review of the minutes from the August 27th meeting. P. Ducey made a motion to accept the minutes as presented. L. Benesh seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Cadigan-aye. Motion passed, all ayes.

Autumn Oaks Professional Center PD-B – Final Plan Approval – Ron Nobel

Mr. Nobel was present to answer any questions raised by the planning commission. J. Dutton of Juneau Associates, Inc. P.C. reported that there were no problems with the final plat as presented. C. Altonberger reported that the developer had paid all required fees. L. Benesh made a motion to recommend the approval of the final plan as presented. P. Ducey seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Cadigan-aye; Motion passed, all ayes.

Maryville Gardens PD-B – Preliminary Plan Approval – Mark Carter

Mr. Carter was present to answer any questions raised by the planning commission. The members present noted that the developer did not meet the 50-foot wide landscaped buffer zone as required by village ordinance.

K. Creek made a motion not to recommend the developers request for a variance for a less than a 50 foot wide buffer strip. Motion was seconded by P. Ducey. Roll Call: Benesh-nay; Covarrubias-nay; Creek-aye; Ducey-aye; Frey-aye; Cadigan-nay. Motion tied.

P. Ducey made a motion to recommend to the village board not to approve the 10 foot buffer zone as shown on the preliminary plat for Maryville Gardens PD-B. Motion was seconded by K. Creek. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Cadigan-aye. Motion passed.

P. Ducey made a motion not to recommend the approval of the preliminary plan as presented. Motion was seconded by S. Frey. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Cadigan-aye. Motion passed.

Bettorf Subdivision – Preliminary Plat – Rick Huber

Mr. Huber, M.B. Corlew and Associates, was present to represent the developer, Mr. Bettorf and answer any questions by the members of the planning commission. J. Dutton presented a review memo dated September 18, 2001, from Juneau Associates, Inc., P.C. a copy is attached.

R. Covarrubias made a motion to table the review pending a resolution being reached regarding the placement of the 8-inch water main for the property. It is the recommendation of the Village board as reflected in the caucus minutes dated March 28, 2001 that the main be constructed in a private easement. This was conveyed to the developer via a telephone call from Village attorney S.

Wigginton on June 11, 2001. K. Creek seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Cadigan-aye. Motion passed, all ayes.

Old Business

Green Space Ordinance

S. Frey reported that the Park Board had made a recommendation to the village board that a joint meeting be held in October with the planning commission, with an invitation to the village board members, to pursue the need for a greenspace ordinance.

R. Limberg reported that the village board members had reviewed the ordinances currently in effect in Glen Carbon and Edwardsville. The board members liked the Edwardsville ordinance better than the Glen Carbon ordinance.

J. Dutton, Juneau Associated, Inc., P.C. reported that he had sent K. Flaughner copies of ordinances currently in use in other local municipalities, as requested, with respect to fees and lot sizes. Those copies were not available at the meeting tonight for review.

S. Frey made a motion to recommend to the village board that a joint meeting be held in October with the Park Board to further pursue a greenspace ordinance for the village. Motion was seconded by K. Creek. Roll Call: Benesh-aye; Covarrubias-aye, Creek-aye; Ducey-aye; Frey-aye; Cadigan-aye. Motion passed, all ayes.

It was requested of the Board Liaison, R. Limberg, that a memo be sent to the members of the Park Board and the Planning Commission requesting a meeting on Monday, October 15, 2001.

Ryan's Estate - Minor Subdivision – D. Gatton

Mr. Gatton was not on the agenda for the meeting, but was present to request a review of his plan to subdivide one 2 acre lot into two one acre lots. Mr. Gatton would require a variance from village ordinance for the lot width requirement of 85 feet. Mr. Gatton is also proposing individual septic systems for each lot. It was noted that the minor subdivision appears to be near the village sewer system. J. Dutton was asked to review the location of the minor subdivision in relation to the location of the nearest sewer line.

S. Frey made a motion to table any action on the proposed minor subdivision until a determination was made as to the location of the nearest sewer line to the minor subdivision. P. Ducey seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye, Creek-aye; Ducey-aye; Frey-aye; Cadigan-aye. Motion passed, all ayes.

Other Business

C. Altonberger dispensed copies of the stormwater and detention ordinance currently required by Madison County. Chairperson Covarrubias requested that each member review the ordinance. L. Gullede reported that he is getting many calls regarding stormwater run off and detention of same from the county.

Chairperson Covarrubias requested that K. Flaughner or C. Altonberger supply the planning commission members with a copy of the developers completed checklist when a plat or plan review is requested.

With no further business to discuss, K. Creek made a motion to adjourn. S. Frey seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:40 p.m.