

## **Maryville Planning Commission – October 22, 2001**

The meeting was called to order by R. Covarrubias at 7:05 p.m. Members present: L. Benesh, T. Cadagin, R. Covarrubias, and S. Frey. Additionally, J. Dutton, R. Limberg, and K. Flaughner were present.

Chairperson Covarrubias requested a review of the minutes from the September 24th meeting. L. Benesh made a motion to accept the minutes as presented. R. Covarrubias seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Frey-aye. Motion passed, all ayes.

### **Maryville Terrace PD-B – Preliminary Plan Approval – Phase I - Mark Carter**

Mr. Carter was present to answer any questions raised by the planning commission.

J. Dutton of Juneau Associates, Inc. P.C. reported that items 1 through 3 on the review memo dated October 19<sup>th</sup> had been corrected (as attached). Item 4 has yet to be corrected and a 5<sup>th</sup> item was added, namely, the preliminary plan should state that the total floor area is comprised of 3 stories.

It was noted that approximately 1/3 of the buildings exterior will be brick with the remaining 2/3rds being "Dri-vit" (sp). Furthermore, the roof will be flat with a false façade on the southern exposure of the building (front). The 3-story building will contain 70 living units.

L. Benesh made a motion to recommend the approval of Phase I of the preliminary plan as presented contingent on items 4 and 5 being corrected as per the review. T. Cadagin seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Frey-aye. Motion passed, all ayes.

### **Bettorf Subdivision – Preliminary Plat, 1<sup>st</sup> Addition – 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. Lots 2 through 7 are 1 acre in size or larger. Lots 3, 6, and 7 are shown with class 1, aerated sewage treatment units, discharging into a common collection line. Lots 2 and 4 will be on individual sewage systems with drainage fields.

J. Dutton presented a review memo (as attached) dated October 17, 2001, from Juneau Associates, Inc., P.C. Mr. Dutton reported that the revised plat as presented had corrected the items listed in the memo. A signed copy of the approval from the county for a variance from the frontage requirements for lots 1 through 4 is attached. A signed copy of the review of the plat for access and maintenance to Keebler Road, which is maintained by Madison County, is also attached.

The 8-inch water main for the property has been shown on a private easement.

It was noted that the addition of 1 fire hydrant would be necessary to meet village ordinance and it was further noted that the water line should be extended to the south side of the driveway for lot 2.

T. Cadagin made a motion to recommend the approval of the preliminary plat contingent upon the developer adding the fire hydrant and extending the water line as noted above. L. Benesh seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Frey-aye. Motion passed, all ayes.

### **Ryan Estates – Preliminary Plat – D. Gatton.**

Mr. Gatton was present to answer any question by the members of the planning commission.

In a memo from J. Dutton, Juneau Associates, Inc., P.C., it was found that sanitary sewers are located approximately 308 feet south of the southern property line for Ryan estates. Municipal code

requires connection to sanitary sewers for any development within 400 feet of an existing sanitary sewer line. A copy of the memo is attached.

The planning commission tabled any action on the proposed subdivision until the developer presents his sewer plan along with his final plat.

### **Old Business**

#### **Maryville Medical Park**

It was noted that construction was taking place when no recommendation for approval had been obtained from the planning commission. K. Flaughner reported that the developer had amended his plan to reduce the number and size of the buildings on the property such that compliance with the Village commercial development ordinance was not necessary. The development will now be 1 building of less than 5,000 square feet.

#### **Ryan's Estates**

The minutes of September 24<sup>th</sup> should be revised to state 80 feet instead of 85 feet on the lot width.

#### **Green Space Ordinance**

R. Covarrubis reported that a joint meeting with the Park Board had been held on October 15<sup>th</sup>. It was resolved that a sub-committee would be charged with development of a draft for a village ordinance requiring green space/park space. The sub-committee is meeting on November 12<sup>th</sup>. Planning commission members are R. Covarrubias, L. Benesh, and S. Frey. K. Flaughner is contacting other planning commission members not present at tonight's meeting who may be willing to fill in for Ron at sub-committee meetings. Any members with comments should direct them to the members of the sub-committee.

K. Flaughner (via J. Dutton) supplied the planning commission members with copies of the lot area and bulk requirements of several local communities. The members will review and discuss at future meetings.

With no further business to discuss, L. Benesh made a motion to adjourn. T. Cadagin seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:15 p.m.