

Maryville Planning Commission – March 26, 2001

In the absence of Chairperson A. Kerkemeyer, K. Creek made a motion to appoint R. Covarrubias as acting chairperson. Motion was seconded by L. Benesh. Motion passed all ayes.

Acting Chairperson Covarrubias called the regular meeting of the Planning Commission to order at 7:02 p.m. Members present: L. Benesh, K. Creek, R. Covarrubias, and S. Frey. Additionally, K. Flaugh, T. Klasner, and L. Gulledge were present.

Acting Chairperson Covarrubias requested a review of the minutes from the February 26th meeting. L. Benesh made a motion to accept the minutes as presented. K. Creek seconded the motion. Motion passed, all ayes.

Request for Variance-M. Italiano

The developer, Mike Italiano was present to request a variance from the minimum density requirement for his development at 128 W. Zupan. Mr. Italiano noted that the following changes have been made to this planned development:

1. Eliminated the 3rd building. Development as shown will contain 2 six-plexes.
2. Added green space.
3. Added trees.
4. Parking spaces provided meet ordinance requirement.
5. The water line has been shown and will be upgraded to 8 inches in diameter.

Current Village ordinance allows a maximum of 7.4 dwelling units, with a maximum allowable addition of 20% or 1.5 units for a total of 8.9 dwelling units on a lot of the developers size (1 acre).

Mr. Italiano stated that the units are designed to be 2 stories with approximately 1100 sq. ft. each. He further stated that he is hoping to be able to charge higher rents and attract responsible renters due the upgrade in size for each unit.

K. Creek made a motion to recommend approval of the variance request. Motion was seconded by L. Benesh. Roll Call: Benesh-aye, Covarrubias-aye, Creek-aye, Frey-Nay. Motion passed, 3-1.

T. Klasner of Juneau Associates, Inc., P.C. stated that the Pre-Development Plan as presented could be acted on at the meeting tonight, if the Planning Commission so desired. He stated that he saw no violation of Village Ordinances.

Upon further discussion, Mr. Klasner noted that landscaping islands needed to be shown in the parking area and that any existing easements needed to be shown on the pre-development plan.

L. Benesh made a motion to recommend approval of the pre-development plan with the following contingencies, which need to be corrected by the developer.

1. Landscaping islands need to be shown and developed in the parking area.
2. Existing easements need to be shown on the plat.
3. The canopy trees need to be removed from the ingress and egress area.

Motion was seconded by K. Creek. Roll Call: Benesh-aye, Covarrubias-aye, Creek-aye, Frey-aye. Motion passed, all ayes.

Other Business

K. Flaughner presented a concept plan for the development of Maryville Medical Park. The developer is Steve Jerome. A brief discussion was held and suggestions made for changes to T. Klasner of Juneau Associates for future correspondence with the developer. T. Klasner will complete a review of the plan as presented by the developer.

With no further business to discuss, L. Benesh made a motion to adjourn. K. Creek seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:03 p.m.