

## **Maryville Planning Commission – June 25, 2001**

Chairperson Kerkemeyer called the regular meeting of the Planning Commission to order at 7:05 p.m. Members present: L. Benesh, R. Covarrubias, S. Frey and A. Kerkemeyer. Additionally, K. Flaughner, J. Dutton, E. Kostyshock, and L. Gullede were present.

Chairperson Kerkemeyer requested a review of the minutes from the May 21st meeting. R. Covarrubias made a motion to accept the minutes as presented. L. Benesh seconded the motion. Motion passed, all ayes.

### **Preliminary Plat Review – Remington Place**

The Developer, Don Osborn was present to review and discuss the preliminary plat with the members of the Planning Commission. A description of the development and its location is recorded in the minutes of May 21, 2001. All items in the previous review by Juneau Associates, Inc., P.C. had been complied with. Two additional comments were made in a memo to Osborn Development dated June 7, 2001. A copy of the memo is attached.

During discussion, it was noted that in the Comprehensive Plan for the Village of Maryville dated August, 1998, a collector street was proposed in the area of this development. The collector street would provide for a North/South corridor between the frontage road along side of interstate 55/70 to the South of the proposed development, and Ill State Route 162 to the North. It was the opinion of John Dutton, Juneau Associates, Inc., P.C. that the proposed collector street, as shown, would run through the development as platted. The plat as presented did not show a collector street. Furthermore, it was noted that the potential for further residential development existed in the surrounding area beyond the 18 acres under review at tonight's meeting.

It was also noted that the right-of-way for the Schoolhouse Trail bicycle path was shown as 100 feet wide on the West side of Lakeview Acres Road and 50 feet wide on the East side of Lakeview Acres Road contiguous to the proposed development.

S. Frey made a motion requesting that action on the proposed development be tabled until Juneau Associates, Inc., P.C. had conducted a review of the proposed location for the collector street in relationship to the platted development. Also, Juneau Associates, Inc., P.C. would review the width of the right of way for the Schoolhouse Trail in the area contiguous to the development. Motion was seconded by L. Benesh. Roll Call: Benesh-aye; Covarrubias-aye; Frey-aye; Kerkemeyer-aye.

### **Final Development Review-PDR – M. Italiano**

Mr. Italiano or a representative was not present. K. Flaughner reported that Mr. Italiano was not ready to present his final development plan for review tonight.

### **Preliminary Development Review-PDB – Autumn Oaks Professional Centre**

Dan Hurford and Ron Noble were present to request 5 variances on the subject development and a recommendation for preliminary development approval. The Autumn Oaks Professional Centre is located on Ill Route 162 immediately in front of the Autumn Oaks residential development. The Centre is to be comprised of four (4) professional office buildings. It is anticipated that Doctors, Attorneys, etc will purchase the buildings. All buildings will be 100% brick with a pitched, asphalt shingled roof. The traffic flow/pattern is anticipated to be light given the planned use of the buildings.

Considerable and lengthy discussion ensued regarding the developer variance requests. Copies of the developer requests are attached. Of the five variance requests, two variances were of particular concern:

1. The request for the reduction in size of the parking spaces from 10' x 20', as required by ordinance, to 9' x 19'
2. The reduction in size of the landscaped buffer zone from 50' in width to 10' in width. The buffer zone is on the North side of the property between the commercial and residential development.

During discussion, it was noted that the ordinance requires a parking space size larger than what is commonly found in surrounding communities. It was recognized that the ordinance may be perceived to be unduly strict. Concurrently, it was also noted that the ordinance gave the Village considerable flexibility, with respect to enforcement, through the judicious granting of variances and a comprehensive review of the type of development, its planned use, and the typical or anticipated volume of activity during business hours. Further discussion ensued regarding the buffer zone on the North side of the development. The developer of the residential portion of Autumn Oaks, Don Osborn, was present and stated that a buffer zone of 10 feet would not negatively impact the marketability or ability to develop the lots immediately adjacent to the buffer zone. He further indicated that none of those lots had been sold at this time.

R. Covarrubias made a motion to recommend approval of the variances requested by the developer; a copy of the request is attached. L. Benesh seconded the motion. Roll Call: Benesh-aye, Covarrubias-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

L. Benesh made a motion to recommend approval of the preliminary plat as presented. A. Kerkemeyer seconded the motion. Roll Call: Benesh-aye, Covarrubias-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

#### **Preliminary Development Review-PD-B – MVOB Approval – Casey's General Store**

Representatives for the developer, D. Ahern and J. McMahon were present to discuss the preliminary plat with the Planning Commission. A review memo was received from Juneau Associates, Inc., P.C. dated June 11, 2001. Discussion ensued, and the developers were admonished to correct the following deficiencies:

1. On-site storm water detention will have to be provided.
2. A discussion should be held with Village officials to investigate the feasibility of connecting the development to the public sewer system.
3. A schedule of land use will be needed.
4. If a variance to the 50' buffer zone requirement is requested, the developer should seek to design the area with a greater number of plantings and a berm on the Northern and Western property lines.
5. The wells denoted on the plat need to be capped according to state specifications.
6. If the use of a private septic system is granted, the developer needs to specify how the landscaping and buffer zone requirements will be met over the drainage field.
7. The trash dumpster will be moved and shown on the Southwest corner of the development per the letter from adjacent property owners, Mr. And Mrs. Holtgrave.

A. Kerkemeyer made a motion to table any action on the development until the developer has had a chance to address the seven (7) issues above. L. Benesh seconded the motion. Roll Call: Benesh-aye, Covarrubias-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

#### **Green Space Ordinance Discussion**

Members of the Planning Commission discussed the need for a "Green Space" or "Park Space" ordinance in the Village. All members had received a memo addressed to L. Gullede from S. Frey outlining reasons for the necessity of an ordinance. A copy of the memo is attached. All members

also received copies of the "Green Space" ordinances currently in use by Glen Carbon and Edwardsville. The members present and K. Flaughner agreed that the need for additional public park land is desirable and that an ordinance ensuring the preservation of additional space is needed.

R. Covarrubias made a motion requesting the Village Board of Trustees and the Economic Development Commission along with the Planning Commission allocate time at their next joint meeting to discuss the formulation of an ordinance requiring the establishment of "green space" or "park space" in future residential developments. S. Frey seconded the motion. Roll Call: Benesh-aye, Covarrubias-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

**Other Business**

With no further business to discuss, A. Kerkemeyer made a motion to adjourn. R. Covarrubias seconded the motion. The motion passed all ayes and the meeting was adjourned at 9:53 p.m.