

Maryville Planning Commission – July 23, 2001

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

Chairperson Kerkemeyer requested a review of the minutes from the June 25th meeting. R. Covarrubias made a motion to accept the minutes as presented. L. Benesh seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye. 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. These two items were not discussed, it is unknown whether or not the developer complied with the comments by Juneau Associates, Inc., P.C.

During discussion at the previous Planning Commission Meeting 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.

In a letter dated July 2, 2001, it was the recommendation of John Dutton, Juneau Associates, Inc., P.C. that there was no need for a new North-South collector street as long as care is taken to insure adequate traffic flow to various points along Lake View Acres Road. A copy of this letter is attached.

It was also noted that the right-of-way for the Schoolhouse Trail bicycle path shown as 50 feet wide on the East side of Lakeview Acres Road contiguous to the proposed development is correct. The R.O.W. was verified by Juneau Associated, Inc., P.C.

A. Kerkemeyer made a motion to recommend the approval of the preliminary plat contingent upon the developer revising the plat to show Wellington Lane as a through street, extending to the Southern border of the development. Motion was seconded by L. Benesh. Roll Call: Benesh-aye; Covarrubias-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye. Motion passed, all ayes.

Final Plat – Autumn Oaks 1st Addition

Don Osborn was present to review the final plat to the 1st Addition of Autumn Oaks. A final plat review memo was received from Juneau Associates, Inc., P.C. dated July 17, 2001. A copy is attached.

A. Kerkemeyer made a motion to recommend approval of the Final Plat contingent upon the developer completing the 4 items on the memo dated July 17th from Juneau Associates. R. Covarrubias seconded the motion. Roll Call: Benesh-aye, Covarrubias-aye, Ducey-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

Wanaqat Minor Subdivision – Final Plat Approval

There was no representative from the subject development present. No action was taken.

Gatton Minor Subdivision – Final Plat Approval

There was no representative from the subject development present. No action was taken.

Maryville Gardens – PD-B – Preliminary Plan Approval

Removed from the agenda at developers request.

Old Business

Green Space Ordinance

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. Gullledge from S. Frey outlining reasons for the necessity of an ordinance. All members also received copies of the “Green Space” ordinances currently in use by Glen Carbon and Edwardsville. The members present, K. Flaughner and R. Limberg agreed that the need for additional public park land is desirable and that an ordinance ensuring the preservation of additional space is needed. Furthermore, neither K. Flaughner nor R. Limberg saw such an ordinance as being a hindering factor for future residential development in the Village.

S. Frey made a motion requesting the Village Board of Trustees address the recommendation by the Planning Commission to enact an ordinance requiring the establishment of “green space” or “park space” in future residential developments at their next caucus meeting. R. Covarrubias seconded the motion. Roll Call: Benesh-aye, Covarrubias-aye, Ducey-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

Commercial Development – Dale Keller

L. Benesh reported that excessive drainage is occurring on his property from the commercial development at Rt. 159 and I-55/70. He indicated that this is the second time in two years that excessive run-off has occurred due to the developers lack of seeding and maintenance of a detention and overflow area within the proposed development. L. Benesh displayed pictures showing a huge brown mass of water flowing across the property, the new YMCA was in the background. Mr. Benesh indicated that he has called the Mayor, the engineer for the developer, Juneau Associates, Inc., P.C. and others, no response has been forthcoming. K. Flaughner reported that it is the responsibility of the developer to maintain the overflow area and ensure that it is working properly.

The feasibility of recommending a ‘stop work order’ and/or fines being assessed against the developer was discussed. K. Flaughner commented that such action could be warranted in this situation.

Members of the Planning Commission questioned whether or not the overflow was constructed or engineered correctly for the size of the commercial development. Furthermore, little development has occurred on this site other than the clearing of vegetation and leveling of the ground. Members of the Planning Commission are concerned that when formal development does occur, the detention/overflow area will be insufficient.

It was the consensus of the Planning Commission members present that no recommendations will be made for further development until corrections are made to the drainage and retention of water on the property by the developer and his engineer.

Other Business

With no further business to discuss, A. Kerkemeyer made a motion to adjourn. L. Benesh seconded the motion. The motion passed all ayes and the meeting was adjourned at 7:45 p.m.