

Maryville Planning Commission – January 22, 2000

Public Hearing – Rezoning Request – Charter Communications, SR-2 to B-2

Chairperson A. Kerkemeyer opened the public hearing at 7:16 p.m. requesting that individuals in attendance for the hearing sign-in on the sheet provided, and state their name when commenting on or questioning the request for rezoning. Chairperson Kerkemeyer then requested that anyone present wishing to make a comment or ask a question, do so at this time.

L. Gulledge asked what the size of the property was. Persons in attendance representing Charter Communications responded that the approximate size of the property was 4.0 to 4.5 acres in size.

L. Gulledge asked K. Flaughter, Building and Zoning Administrator, if any inquiries had been received regarding the request for rezoning. K. Flaughter responded that none had been received.

Persons in attendance representing Charter Communications indicated that the adjacent property owners on the North and West sides were contacted regarding easements for drainage and that no objections were received from them.

With no further comments or questions, Chairperson Kerkemeyer closed the public hearing at 7:23 p.m.

Chairperson A. Kerkemeyer called the regular meeting of the Planning Commission to order at 7:24 p.m. Members present: K. Creek, P. Ducey, S. Frey, and A. Kerkemeyer. Additionally, K. Flaughter, T. Klasner, R. Limberg, and L. Gulledge were present.

Chairperson Kerkemeyer requested a review of the minutes from the December 18th meeting. K. Creek made a motion to accept the minutes as presented. A. Kerkemeyer seconded the motion. Motion passed, all ayes.

Rezoning Request – Charter Communications – SR-2 to B-2

The Planning Commission discussed the rezoning request. It was noted that there were no objections to the request during the public hearing conducted immediately preceding this Planning Commission meeting. Charter Communications is requesting the rezoning so that they can construct a new office/warehouse building and for future commercial development on the property. The property is contiguous to commercially zoned property on the Eastern property line and multi-family zoned property to the North and West.

A motion was made by A. Kerkemeyer to recommend to the Village Board the approval of the request by Charter Communications for rezoning from SR-2 to B-2. Motion was seconded by K. Creek. Roll Call: Creek-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye.

Pre-Development Plans – Charter Communications – PD-B

Personnel from Charter Communications, their engineer and their landscape design architect were present to discuss and answer any questions from the members of the Planning Commission regarding their proposed building and future development plans at the property located on Division Street.

T. Klasner of Juneau Associates, Inc., P.C. reported the following deficiencies in the plat as presented with respect to current Village Ordinances:

1. The plat as presented did not show the required 50-foot buffer zone around the perimeter of the property.
2. The number of parking spaces appeared to be adequate. However, Village ordinance requires landscaping in the parking area.
3. A fire hydrant would be required within the area to be developed.

Further discussion ensued in which questions were raised regarding the lighting requirements within the area to be developed, the materials to be used in the building, the definition of parking areas as “employee” vs. “public”, the use of fencing with plastic inserts, et.al.

The members of the Planning Commission decided to table action on the preliminary plat in order to facilitate further review by the Planning Commission members, the Building and Zoning Administrator, and the Village Engineer.

Other Business

With no further business to discuss, A. Kerkemeyer made a motion to adjourn. K. Creek seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:47 p.m.