

**Maryville Planning Commission – December 3, 2001  
Special Meeting**

The meeting was called to order by R. Covarrubias at 7:01 p.m. Members present: L. Benesh, T. Cadagin, R. Covarrubias, and S. Frey. Additionally, J. Dutton and L. Gullede were present.

Chairperson Covarrubias requested a review of the minutes from the October 22<sup>nd</sup> meeting. L. Benesh made a motion to accept the minutes as presented. R. Covarrubias seconded the motion. Motion passed, all ayes.

Chairperson Covarrubias noted that the Planning Commission held a public hearing on November 26. The purpose of the hearing was for a rezoning request from SR-1 to MR-1 on the Wanagat property located at 2340 Williams Street. There were no comments from the public at the hearing.

Chairperson Covarrubias also noted that a quorum was not present at the November meeting. Therefore, no regular meeting of the Planning Commission was held and no agenda items were acted upon.

**Ryan Estates – Minor Subdivision – Final Plat Approval**

Mr. Gatton was present to answer any questions raised by the Planning Commission.

In the absence of K. Flaughner, L. Gullede reported that all fees and applications had been received/completed by the developer.

J. Dutton, Juneau Associates, Inc., P.C. reported that all comments on his review memos from July 17, 2001 and November 21, 2001 had been completed by the developer.

T. Cadigan made a motion to recommend the approval of the developers request for a variance on the lot widths from 80 feet to 75 feet. L. Benesh seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Frey-aye. Motion passed, all ayes.

T. Cadigan made a motion to recommend the approval of the Final Plat as presented. L. Benesh seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Frey-aye. Motion passed, all ayes.

**Wanagat Property – Zoning Approval – SR-1 to MR-1**

A request to rezone lot number three located at 2340 Williams street was received. A Public Hearing was held on November 26, 2001; no comments were received from the public.

Mr. Wanagat is planning to build one duplex on the lot. The lot is serviced by the public sewer system. Multi-Family zoning is currently in place on the West and South side of the property in question.

L. Benesh made a motion to recommend the approval of the rezoning request. T. Cadigan seconded the motion. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Frey-aye. Motion passed, all ayes.

### **Other Business**

Chairperson Covarrubis requested that L. Gulledge advise K. Flaucher that copies of rezoning request applications and preliminary plat/final plat subdivision applications and checklists be given to members of the Planning Commission for items placed upon the agenda for the commissions review.

Chairperson Covarrubis also requested that K. Flaucher give each member of the Planning Commission a copy of the Village Fee Structure for building permits, plat applications, utility tap-ons, et al.

### **Green Space Ordinance**

R. Covarrubis reported that a joint meeting with the Park Board is to be held next week on December 10<sup>th</sup> at the Village Hall.

It was noted that the next meeting of the Planning Commission is scheduled for January 28, 2002.

L. Gulledge invited all members to the Village Christmas Party, which will be held on December 21<sup>st</sup> from 1:00 to 7:00 p.m.

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 7:30 p.m.