

## **Maryville Planning Commission – August 27, 2001**

### **Public Hearing #1 – Deborah Hill**

At 7:01 p.m. a public hearing was held to hear the petition of Deborah Hill, owner of record, requesting a zoning change from SR-2 to B-1. The property is located at 2117 S. Center Street. Chairperson Kerkemeyer called for comments from the public concerning the zoning request. The public made no comments and the hearing was closed at 7:02 p.m.

### **Public Hearing #2 – Josephine Beard**

At 7:05 p.m. a public hearing was held to hear the petition of Josephine Beard, owner of record, requesting a zoning change from SR-2 to B-1. The property is located at 2108 S. Center Street. Chairperson Kerkemeyer called for comments from the public concerning the zoning request. Gary Askew, developer stated that the intent was to tear down the house and re-develop the property. The public made no other comments and the hearing was closed at 7:07 p.m.

### **Public Hearing #3 – Dale Maxville**

At 7:10 p.m. a public hearing was held to hear the petition of Dale Maxville, owner of record, requesting a zoning change from MR-1 to B-1. The property is located at 2304 and 2306 S. Center Street. Chairperson Kerkemeyer called for comments from the public concerning the zoning request. The public made no comments and the hearing was closed at 7:11 p.m.

Chairperson Kerkemeyer called the regular meeting of the Planning Commission to order at 7:12 p.m. Members present: L. Benesh, R. Covarrubias, P. Ducey, S. Frey, A. Kerkemeyer, and C. Morris. Additionally, K. Flaughner, J. Dutton, E. Kostyshock, T. Cadagin, and L. Gulledge were present.

It was announced that after this meeting, Chairperson Kerkemeyer is resigning from the Planning Commission due to constraints placed upon him by his work schedule. Mayor Gulledge has appointed Tim Cadagin as a replacement member of the commission. Mr. Cadagin will be formally seated at the next regular meeting of the commission. He is observing at tonight's meeting.

Chairperson Kerkemeyer requested a review of the minutes from the July 23rd 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; Morris-aye. Motion passed, all ayes.

### **Rezoning Petition – Hill; SR-2 to B-1**

A. Kerkemeyer made a motion to recommend the approval of the rezoning request. C. Morris seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye; Morris-aye. Motion passed, all ayes.

### **Rezoning Petition – Beard; SR-2 to B-1**

C. Morris made a motion to recommend the approval of the rezoning request. L. Benesh seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye; Morris-aye. Motion passed, all ayes.

### **Rezoning Petition – Maxville; MR-1 to B-1**

A. Kerkemeyer made a motion to recommend the approval of the rezoning request. P. Ducey seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye; Morris-aye. Motion passed, all ayes.

### **Final Plat - Wanagat Minor Subdivision**

Mr. Wanagat is dividing one lot, currently zoned SR-1 into three lots. One lot will be used for a Multi-family development, and two lots will remain one-family residential.

A memo was received from Juneau Associates, Inc., P.C. dated July 12, 2001 stating that the final plat had been reviewed for ordinance compliance. Per John Dutton, all comments requiring corrections to the final plat, had been corrected on the plat presented for the Planning Commissions' review tonight.

A. Kerkemeyer made a motion to recommend approval of the final plat as presented. Additionally, it was recommended that the Village waive the additional 10 feet of right-of-way required on Drost street since the developer had already dedicated 30 feet. C. Morris seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye; Morris-aye. Motion passed, all ayes.

### **Final Plat – Remington Place, Osborn Companies**

Mr. Don Osborn, the developer was present to answer any questions from the Planning Commission.

A memo was received from Juneau Associates, Inc., P.C. dated August 16, 2001 stating that the final plat has been reviewed for ordinance compliance. Per John Dutton, all comments requiring corrections to the final plat, had been corrected on the plat presented for the Planning Commissions' review tonight with the exception of comment #2 under Plan Sheet #1. The developer, Don Osborn agreed to extend the culvert 5' to prevent the gutter stops from being directly on top of the existing 18" CMP under Lakeview Acres Road.

A. Kerkemeyer made a motion to recommend approval of the final plat with the correction being made to the culvert as stated previously. P. Ducey seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye; Morris-aye. Motion passed, all ayes.

### **Preliminary Plan – Maryville Gardens – PD-B**

Mr. Matt Adams, architect for the developers, Mr. & Mrs. Hamilton, was present to answer questions concerning the proposed development. The development would be an "assisted living" center consisting of 66 assisted living units in Phase I and 50 independent living units in Phase II & III. Phase I would be approximately 3 acres in size and Phase II and III would be approximately 7 acres in size. The current owners of the property, Mr. & Mrs. Hamilton would continue to live in their single family dwelling on approximately 7 acres until Phase II and Phase III were developed at some later time. This facility is designed as Medicare/Medicaid compliant. Monthly rentals per unit in Phase I are estimated at \$500 to \$600 per month. A memo dated August 20, 2001 from M.O. Carter further describes the proposed development.

After a lengthy and detailed discussion, the members of the Planning Commission decided to table action on the development for the following reasons:

1. The developers request for variance to the 50' requirement of a landscaping buffer zone around the property. The developer is proposing a 5' wide planting strip.
2. The development will require a lift station to pump to the existing sanitary sewer behind Bobby's Custard. The village should review the sewer requirements for the entire area before committing to a development of this size.
3. Some questions surround the current zoning (B-1) of the property, further research by village officials is required.
4. The grading of the property as shown on the preliminary plan came from the USGS and should be verified.

5. Short and narrow turn around on the property should be review by the Fire Department to ensure accessibility.

### **Old Business**

#### **Green Space Ordinance**

Larry Gulledge reported that no caucus or formal discussion with members of the Village Board had taken place concerning the "Green Space" or "Park Space" ordinance as requested by the Planning Commission in their meeting of July 23, 2001.

Larry stated that during "informal" discussions with 2 or 3 of the Village Board members, concern was expressed for the ability of the Village to maintain and be responsible for park or green space within subdivisions. Larry expressed that he preferred the Edwardsville ordinance to the Glen Carbon ordinance and further suggested that some type of "impact" fees and/or a change in current Village ordinance to increase minimum lot sizes would also be desirable.

As an additional comment, Larry stated that he had met recently with Collinsville Area Recreation Officials to discuss the need for monetary assistance and support for the purchase of additional park space within the Village. Larry and a Recreation District employee visited three to four different sites within the Village totaling approximately 100 acres. The existence of Federal Funding availability was discussed in relation to the eventual purchase of additional park or green space area.

The planning commission requested that John Dutton of Juneau Associates Inc., P.C. obtain copies of local ordinance requirements concerning minimum lot size and "impact" fees for infrastructure improvements and maintenance. It was suggested that Edwardsville, Glen Carbon and O'Fallon be obtained as a representative sample. This information should be made available to members at the next regular meeting.

#### **Commercial Development – Dale Keller**

L. Benesh reported that the excessive drainage occurring on his property from the commercial development at Rt. 159 and I-55/70 has been corrected. The developer has increased the height of the dam 10 feet and seeded the detention and overflow area. It should be noted that it is the responsibility of the developer to maintain the overflow area and ensure that it is working properly.

Whether or not these changes will be sufficient upon commencement of formal commercial development was not discussed.

In the July 23<sup>rd</sup> meeting of the planning commission, the possibility of recommending a 'stop work order', assessing fines, and/or refusing to make recommendations on further development plans, was suggested as a means of encouraging the developer to correct the problem.

#### **Other Business**

Mayor Gulledge again thanked A. Kerkemeyer for his dedication and service to the community as a member of the Planning Commission. Alan was given a warm round of applause by all present.

With no further business to discuss, C. Morris made a motion to adjourn. P. Ducey seconded the motion. The motion passed all ayes and the meeting was adjourned at 9:12 p.m.