

Maryville Planning Commission – November 27, 2000

Chairperson A. Kerkemeyer called the regular meeting of the Planning Commission to order at 7:00 p.m. Members present: L. Benesh, R. Covarrubias, K. Creek, P. Ducey, S. Frey, and A. Kerkemeyer. Additionally, L. Gullede, R. Limberg, and T. Klasner were present.

Chairperson Kerkemeyer requested a review of the minutes from the October 23rd meeting. R. Covarrubias made a motion to accept the minutes as presented. L. Benesh seconded the motion. Motion passed, all ayes.

Preliminary Plat – PD-R – M. Italiano

Mr. Italiano and his engineer were present to discuss his two-story townhouse development located at 128 W. Zupan. Several changes were made to the previous preliminary plat presented at the October 23rd meeting.

1. The grading was changed to show a maximum drop of 12%.
2. The placement of the units were changed and turned 180 degrees from the prior plan. The patio areas now face inward toward the inside parking area instead of outward toward the exterior of the development.

The Planning Commission discussed the development at length. The following areas of concern were stated requiring further study:

1. Fire protection. It is the feeling of the Commission and the Village engineer that the 4" water line serving the development is inadequate. This conflicts with a discussion held between the developer and the Village Fire Chief, K. Flaughter.
2. Ingress/Egress. Commission members expressed concern regarding the number of vehicles that would leave the development by backing onto a public street.
3. Landscaping. The plat did not show the intended landscaping in sufficient detail to determine if it met the planned development regulations.
4. Number of Parking Spaces. This development has 18 dwelling units, which would require 54 parking spaces. The plan only indicates 50 parking spaces.
5. Density. The development appears to indicate a density greater than allowed under the PD-R requirement. That is, minimum lot size for a PD-R is 2 acres, or 2 or more buildings on 1 lot, or 1 building greater than 6000 square feet in size.

Chairperson A. Kerkemeyer made a motion to table the plan for further discussion. Motion was seconded by L. Benesh. Roll Call: Benesh-aye, Covarrubias-aye, Creek-aye, Ducey-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

Final Plat – Keebler Oaks, 1st Addition – Osborn Company

A review of the final plat as presented was conducted. T. Klasner of Juneau Associates, Inc. P.C. indicated that the plat as presented addressed the concerns expressed in their memo of November 20, 2000. A copy the memo is attached and should be considered a part of the submitted minutes.

With no further areas of concern, K. Creek made a motion to recommend approval of the final plat as presented. R. Covarrubias seconded the motion. Roll Call: Benesh-aye, Covarrubias-aye, Creek-aye, Ducey-aye, Frey-aye, Kerkemeyer-aye. Motion passed, all ayes.

Other Business

With no further business to discuss, K. Creek made a motion to adjourn. L. Benesh seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:12 p.m.