

Maryville Planning Commission – March 27, 2000

Public Hearing – Griffith Property – SR-1 to MR-2

Chairperson Kerkemeyer called the public hearing to order at 7:01 p.m. Planning Commission members present: R. Covarrubias, K. Creek, P. Ducey, S. Frey, A. Kerkemeyer, C. Morris. Additionally, K. Flaughner was present.

An attendance sheet was passed around to the members of the public present. Chairperson Kerkemeyer requested that those present for the hearing sign their name and address on the sheet and to state their name when commenting on the proposed zoning change. The attendance sheet is attached to the minutes and is a matter of record.

The members of the Planning Commission present reviewed the application for re-zoning. The owner, J. Griffith was present along with the developer. The current owner wishes to re-zone the property to MR-2 for the purpose of allowing the construction of multi-family townhouse units. A complete description is attached to the minutes as part of the zoning hearing application. It was noted that the property in question is bordered on two sides by Multi-family zoning and that the long-range development plan for the Village indicated that this area should be multi-family in nature.

Concern was expressed that the site design presented by the property owner was unsafe for the general public in that 2/3rds of the dwelling units will utilize a 15' to 20' wide alley for ingress and egress. It was noted that with some re-design, W. Zupan could be used as the primary ingress and egress to the property. There was also a question as to whether or not the site plan met the 25' yard requirement for multi-family developments.

K. Creek made a motion to recommend to the Village Board the approval of the applicant's request for re-zoning. Motion was seconded by C. Morris. Roll Call: Covarrubias-nay; Creek-aye; Ducey-nay; Frey-aye; Morris-aye; Kerkemeyer-aye.

With no further discussion, the public hearing was closed at 7:23 p.m.

Chairperson Kerkemeyer called the Planning Commission meeting to order at 7:24 p.m. with a call for the review of the minutes from the February 28th meeting. C. Morris made a motion to accept the minutes as presented, the motion was seconded by P. Ducey, motion passed, all ayes.

With no further business to discuss, K. Creek made a motion to adjourn. Motion was seconded by S. Frey. The motion passed all ayes and the meeting was adjourned at 7:30 p.m.