

Maryville Planning Commission – February 28, 2000

K. Creek made a motion to name L. Benesh as acting chairperson in the absence of A. Kerkemeyer. Motion was seconded by C. Morris. Motion passed all ayes.

Public Hearing – Lot #2 in Thelma's Place – SR-2 to B-1

Acting Chairperson Benesh called the public hearing to order at 7:01 p.m. Planning Commission members present: L. Benesh, R. Covarrubias, K. Creek, P. Ducey, S. Frey, C. Morris. Additionally, K. Flaughner, T. Klasner, R. Limberg, and L. Gulledge were present.

An attendance sheet was passed around to the members of the public present. Acting Chairperson Benesh 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, T. Long was present. The current owner wishes to re-zone the property to B-1 for the purpose of selling the property to the Maryville Voice where they plan to locate their offices.

The editor/owner of the Maryville Voice was present and stated that he wished to maintain a rental residence in the upstairs portion of the house and convert the downstairs to offices for the newspaper. The front yard would be rocked and approximately 6 parking spaces would be provided for the business offices and rental unit.

Members of the public present stated that the request for commercial zoning was not appropriate within a residential area. They expressed concern that once commercial zoning was permitted that it could not be stopped. Additionally, they were concerned that rocking the front yard of the property would detract from the remaining residential properties and hurt property values.

The editor of the Maryville Voice stated that the business would be fairly unobtrusive, with operating hours between 8:00 a.m. and 5:00 p.m. Furthermore, the property was close to other commercial developments, namely the Osborne development on Center Street and the former meat packing plant on West Main Street.

C. Morris expressed concern that this property was too far into a largely residential area. It was also noted that the long-range development plan for the Village indicated that this area should be residential.

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

L. Benesh stated that re-zoning the property to commercial might set precedence within the area for further commercial development. It may be more appropriate to request a special use permit.

With no further discussion, the public hearing was closed at 7:21 p.m.

Acting Chairperson Benesh called the Planning Commission meeting to order at 7:22 p.m. with a call for the review of the minutes from the January 24th meeting. K. Creek made a motion to accept the minutes as presented, the motion was seconded by P. Ducey, motion passed, all ayes.

Pinehurst Place – Variance Request

T. Klasner reported that the developer had contacted him requesting a variance to his approved plan to change the street width from 34' back of curb to back of curb, to 30' back of curb to back of curb. The developer is using the V-shaped gutters and this change would make the development consistent with the other developments within the Village and would also be in agreement with current Village ordinances.

K. Creek made a motion to recommend to the Village Board the approval of the developers variance request. The motion was seconded by P. Ducey. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Morris-aye.

Copper Creek-5th Addition

T. Klasner reported that the developers had contacted him requesting a revision/amendment to the plans for the 5th addition of Copper Creek. The developers want to eliminate the 50' right of way for a connector road between lots 198 and 199 and to add 1 additional lot to the subdivision as a result of this change. T. Klasner stated that the lot sizes were consistent with the Village ordinance of 10,400-sq. ft. and that the right of way was no longer necessary given the development of Pinehurst Place.

C. Morris asked K. Flaughner, if he had any objections to the elimination of a connector road, he replied no, that emergency vehicles would gain no advantage to having a connector through Copper Creek to Pinehurst Place.

R. Covarrubias made a motion to recommend to the Village Board that the developers be allowed to revise/amend the plans for the 5th addition of Copper Creek by eliminating the 50' R.O.W. between lots 198 and 199 and to add 1 additional lot to the 5th addition. The motion was seconded by K. Creek. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Morris-aye.

Other Business

L. Benesh stated that members of the sub-committee appointed to draft a commercial development ordinance be commended for their work. A draft copy was presented to members of the Planning Commission, R. Limberg, K. Flaughner, L. Gulledge, and T. Klasner.

L. Gulledge stated that the special Saturday meeting went very well and that it set precedence for future cooperation between committees within the Village.

It was commented that the fee structure still needed to be addressed, it is felt that the current commercial development fees are too low in comparison to other surrounding communities.

With no further business to discuss, K. Creek made a motion to adjourn. Motion was seconded by L. Benesh. The motion passed all ayes and the meeting was adjourned at 7:48 p.m.