

Maryville Planning Commission – March 22, 1999

P. Scarborough made a motion to appoint K. Creek as acting chairperson in the absence of A. Kerkemeyer. Motion was seconded by S. Frey. Motion passed, all ayes.

Public Hearing #1

Fredrick Property

The hearing began at 7:06 p.m. The applicant, B.H. Fredrick was not present. The applicant requested a zoning change from residential (SR-2) to commercial (B-1). The applicant wishes to upgrade his current zoning from a special use permit to zoning for commercial use. The property is located at 2221 N. Center (Rt. #159).

Chairperson Creek called for comments from members of the public present at the hearing. There being none, members of the Planning Commission discussed the request for rezoning. It was noted that the rezoning of the property was in agreement with the Villages' land use and development plan. A motion was made by L. Benesh to recommend, to the Village Board, the application for rezoning of the property from residential (SR-2) to commercial (B-1). Motion was seconded by P. Scarborough. Roll Call: Benesh-Aye, Creek-Aye, Frey-Aye, Scarborough-Aye. Motion passed all ayes.

Chairperson Creek closed the public hearing at 7:08 p.m.

Public Hearing #2

The hearing began at 7:09 p.m. The applicants, C. and N. Wrolen were not present. Planning Commission member L. Benesh presented the rezoning request for the applicants. The applicants have requested a zoning change from SR-1 to MR-1 on lot #3, which they own in An-Ja-Lo Estates.

Chairperson Creek called for comments from members of the public present at the hearing. There being none, members of the Planning Commission discussed the request for rezoning. It was noted that the property is bordered on the East side by a lot currently zoned MR-1. It was pointed out during the discussion that the minimum lot size for MR-1 was 20,000 sq. ft. The lot in questions is approximately 60,000 sq. ft. The maximum number of dwelling units is 1 per 6,000 sq. ft of lot area. There being no objections from the public, P. Scarborough made a motion to recommend to the Village Board, the application for rezoning of the property from SR-1 to MR-1. Motion was seconded by K. Creek. Roll Call: Benesh-Aye, Creek-Aye, Frey-Aye, Scarborough-Aye. Motion passed all ayes.

Chairperson Creek closed the public hearing at 7:28 p.m.

The monthly meeting of the Planning Commission was called to order by Acting Chairperson K. Creek at 7:30 p.m.

Acting Chairperson Creek called for a review of the minutes from the February 22nd meeting. K. Creek made a motion to recommend approval of the minutes as presented L. Benesh seconded the motion. Motion passed, all ayes.

Acting Chairperson Creek called for a discussion of the first item on the agenda.

Fox Mill Estates, 2nd and 3rd Additions – Final Plats

The developers were not present to discuss the Final Plat for the aforementioned subdivision. K. Flaughter reported that the engineer for the developer was unable to finish the plats in time for presentation at the meeting. No discussion was held.

Advisory Reports

Kostyshock/Lucas Annexation (SR-2)

Chairperson Creek directed a discussion regarding the proposed annexation of the Kostyshock/Lucas property. The property is located in an area which is predominately zoned SR-1, also, phase one of the development is zoned SR-1. It was the decided consensus of the members present that the interests of the developer and the Village would best be served if the property were annexed as SR-1.

Subdivision/Building Code Changes

Chairperson Creek directed a discussion and review of the proposed changes to the current subdivision and building codes.

Assistant Fire Chief Chris Jamruk and K. Flaughner made a recommendation regarding the updating of the current subdivision and building ordinances. Specifically, the recommendation was to adopt the current editions of the BOCA Building Code, BOCA Fire Prevention Code, NFPA 101 Life Safety Code and all reference codes by these three model codes. A copy of their proposed changes are attached to the minutes and should be considered as part of the minutes. Additionally, the Fire Department is requesting to be included in the review process within the current subdivision code. It was pointed out that the Village currently retains the services of Juneau and Associates to review all plats presented to the Planning Commission for subdivision ordinance compliance and that the additional review by the Fire Department was additional work on the part of Village employees.

It was the decided consensus of the members present that the Village Board should approve the recommended changes as presented.

With no further business to discuss, K. Creek made a motion to adjourn. Motion was seconded by P. Scarborough. The motion passed all ayes and the meeting was adjourned at 8:25 p.m.