

Maryville Planning Commission – June 28, 1999

Chairperson Kerkemeyer called the meeting to order at 7:10 p.m. Members present: K. Creek, P. Ducey, S. Frey, and A. Kerkemeyer. Additionally, K. Flaughner, T. Klasner, R. Limberg and L. Gullledge were present.

Chairperson Kerkemeyer called for a review of the minutes from the April 12th meeting. A. Kerkemeyer made a motion to recommend approval of the minutes as presented. K. Creek seconded the motion. Motion passed, all ayes.

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

Autumn Oaks – Annexation, Zoning, & Preliminary Plat

The engineer for the development, Ross Koch along with the developers, Osborne and Foreman were present to discuss the proposed annexation, zoning and preliminary plat for the subject subdivision. T. Klasner, presented a memo from Juneau Associates dated April 19th, which noted 15 deficiencies regarding the preliminary plat. Of the 15 items, numbers 9 and 14 were noted as being deficient, the developer had made corrections to the plat for the other 13 items to the satisfaction of the Planning Commission members present. Two memos were also presented to the Planning Commission members. The first memo was from the Metro East Regional Stormwater Office expressing concern regarding the control of soil erosion, sediment control and storm water management in the Judy Branch watershed. The memo admonished the Village to require the developer to provide protections for the public against sedimentation and storm water damage. The second memo was from Village Administrative Assistant T.J. Whitehair to Juneau and Associates requesting that a thorough review of the proposed subdivision be made with regard to the Villages' current storm water and soil erosion control ordinances. It was additionally noted that K. Flaughner was unable to verify whether or not the developers had paid the required filing fees.

A motion was made by K. Creek and seconded by A. Kerkemeyer to recommend to the Village Board the annexation of the property identified as "Autumn Oaks" subdivision. Roll Call: Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye.

A motion was made by A. Kerkemeyer and seconded by K. Creek to recommend to the Village Board the zoning of the residential area of "Autumn Oaks" subdivision as SR-1 and the four Commercial lots as B-1. Roll Call: Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye.

The developer requested lot size variances on several of the lots within the subdivision, which were smaller than the ordinance requirements of the Village. A motion was made by A. Kerkemeyer and seconded by P. Ducey to recommend to the Village Board that the requests for variances be denied. Roll Call: Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye.

The Planning Commission tabled the request by the developer for preliminary plat approval. Direction was given to T. Klasner of Juneau and Associates to further evaluate the developers plan for soil erosion, sediment control and storm water management and provide the Planning Commission with a transmittal letter indicating any recommended changes, if necessary.

Whispering Hills – Annexation & Zoning

The developer, E. Kostyshock, was present to discuss the proposed annexation and zoning. The proposed development is Phase II of the subject subdivision started in 1978. The developer requested a SR-1 zoning on the second phase of the subject subdivision. The Planning Commission members present noted that the lot sizes in phase II were inconsistent with the current Village ordinances. Several minutes of discussion ensued in which the developer indicated that he did not want to annex and be zoned SR-1 unless the Planning Commission recommended the granting of

variances on the lots not meeting ordinance requirements. In the absence of a preliminary plat, the Planning Commission could not make a recommendation regarding the variance requests.

A motion was made by A. Kerkemeyer and seconded by K. Creek to recommend to the Village Board the annexation of the subject subdivision, phase II. Roll Call: Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye.

A motion was made by A. Kerkemeyer and seconded by P. Ducey to recommend to the Village Board the zoning of the subject subdivision, phase II as SR-1. Roll Call: Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye.

Upon the completion of the recommendations above, the developer withdrew his request for annexation and zoning.

Pinehurst Place – Annexation & Zoning

The developer, Steve Gardner and his engineer were present to request annexation and zoning as SR-2 on 20 acres of property recently purchased from W. Poletti. The property is east of Copper Creek subdivision and along Lakeview Acres road. Mr. Gardner plans to subdivide the property and develop an “upscale” residential area with homes in the \$130m to \$179m price range. It was noted by the members present that the adjoining property on three sides is currently zoned SR-2.

A motion was made by K. Creek and seconded by A. Kerkemeyer to recommend to the Village Board the annexation of the 20 acres. Roll Call: Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye.

A motion was made by K. Creek and seconded by S. Frey to recommend to the Village Board the zoning of the 20 acres as SR-2. Roll Call: Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye.

Pat Wallace – Minor Subdivision

T. Burkart, Attorney for Ms. Wallace, was present to conduct a pre-application conference with the Planning Commission. A letter was presented to the Planning Commission stating the nature of the request and a history of events regarding the request for future development of the area.

Mr. Burkart gave a brief presentation further emphasizing the points made in the aforementioned letter.

The Planning Commission requested that Mr. Burkart confer with the Village of Maryville Attorney, S. Wigginton. Mr. Burkart agreed to do so.

Other Business

A. Kerkemeyer noted that the current comprehensive plan for the Village recommends the inclusion of sidewalks in residential developments within the Village.

A motion was made by A. Kerkemeyer and seconded by K. Creek to recommend to the Village Board the inclusion of a subdivision ordinance requiring the construction of sidewalks in all residential developments within the Village.

With no further business to discuss, K. Creek made a motion to adjourn. Motion was seconded by P. Ducey. The motion passed all ayes and the meeting was adjourned at 9:00 p.m.