

Maryville Planning Commission – April 12, 1999
Special Meeting

Chairperson Kerkemeyer called the meeting to order at 7:02 p.m. Members present: L. Benesh, K. Creek, P. Ducey, S. Frey, A. Kerkemeyer, and C. Spotanski. Additionally, K. Flaughner and T. Klasner were present.

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

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

Fox Mill Estates – Final Plat & Improvement Plans – 2nd Addition

The developers, Bill and Nancy Thomas were present to discuss the Final Plat and improvement plans for the aforementioned subdivision. T. Klasner, Juneau and Associates led the discussion indicating that the developers had made several corrections to the plat and improvement plans in accordance with his document review dated April 8th, 1999.

Upon review of the final plat and improvement plans, as presented tonight, there were three areas of concern, which need to be addressed by the developer.

1. The easement area on lot #65 should be expanded to include the entire N.E. corner.
2. An easement needs to be obtained for the proposed 21" storm sewer.
3. A review of the drainage calculations needs to be completed and approved.

A motion was made by A. Kerkemeyer and seconded by K. Creek to recommend approval of the final plat and improvement plans contingent upon the developer correcting the three areas of concern to the satisfaction of the Village and the developers. Roll Call: Benesh-Aye; Creek-Aye; Ducey-Aye; Frey-Aye; Kerkemeyer-Aye; Spotanski-Aye. Motion passed all ayes.

The meeting concluded with a brief presentation by Wayne Poletti concerning his plans for a retirement (age 55 or greater) condominium/duplex development on 8 acres of ground East of Lake View Acres Road and South of the new Baptist church development on Ill Rt. 162. The development would be comprised of 17 lots with 34 dwelling units priced in the mid-130,000's. The units would be deeded to the owner with a maintenance agreement on the grounds. Current zoning of the property is SR-2 and would need to be changed to multi-family via public hearing. Two members of the commission expressed that they saw no problems with the plan, but cautioned that they would have to take any comments made by the adjoining property owners into consideration when the public hearing is held for re-zoning purposes.

With no further business to discuss, K. Creek made a motion to adjourn. Motion was seconded by C. Spotanski. The motion passed all ayes and the meeting was adjourned at 7:45 p.m.