

Maryville Planning Commission
April 23, 2012

Regular Meeting

In the absence of Chairperson Covarrubias a motion was made by C. Vincent to appoint M.Floyd as acting chairperson. Motion was seconded by T. Nemsky. Motion carried, all ayes.

The regular meeting of the Maryville Planning Commission was called to order by Acting Chairperson Floyd at 7:04 p.m. on April 23, 2012 in the Village Hall.

Roll Call:

Members Present: D. Drobisch, M. Floyd; S. Frey, T. Nemsky, C. Vincent

Members Absent: R. Covarrubias, D. Keene

Additional Attendees: J. Dutton, K. Flaughner; M. Vallino,

Acting Chairperson Floyd requested a review of the minutes from the February 27, 2012 meeting. C. Vincent made a motion to recommend the approval of the minutes as presented. The motion was seconded by T. Nemsky. Motion carried, all ayes.

Recommendation of Proposed Amendment to Subdivision Code Section 154.070

K. Flaughner introduced the proposed amendment, noting that changes were made as requested by the Planning Commission during the November 28, 2012 meeting.

D. Drobisch made a motion to recommend to the Village Board the approval of the proposed amendment to subdivision code section 154.070 as presented. Motion was seconded by T. Nemsky. Roll Call: Drobisch-Aye; Floyd-Aye; Frey-Aye; Nemsky-Aye, Vincent-Aye. Motion carried: All ayes.

Recommendation of Minor Subdivision Final Plat - 105 Giofre Street

K. Flaughner introduced the request of Patrick Presson and Rebecca Hudzik-Presson to split an existing lot into two lots at 105 Giofre Street for the purpose of building a single family residence on lot#1. Lot #2 has an existing single family residence. Both lots, after creation of the minor subdivision, will meet the existing ordinance requirements for SR-2 zoning. The entrance to the new lot will be off of Giofre Street. There are no drainage or easement issues seen at present.

C. Vincent made a motion to recommend to the Village Board the approval of the Minor Subdivision Final Plat at 105 Giofre Street. Motion was seconded by D. Drobisch. Roll Call: Drobisch-Aye; Floyd-Aye; Frey-Aye; Nemsky-Aye, Vincent-Aye. Motion carried: All ayes.

Recommendation of Preliminary Development Plan - Division Street (Trails Edge) Townhomes

Mr. C. Geiler was present to discuss and answer questions regarding his plans for the subject development at the intersection of Nepute and Drost.

A review memo dated April 11, 2012 from Juneau Engineering & Land Surveying for Job No. E100704 was received. The memo indicated a total of 36 items which needed to be modified or corrected on the development plan. Of the 36 items, 21 had been corrected prior to the meeting; 15 items remained to be corrected by the developer. The members of the Planning Commission reviewed each of the 36 items

with the developer and J. Dutton from Juneau Engineering & Land Surveying.

Specific suggestions were made by J. Dutton in response to the developers request for advice in correcting certain items remaining to be corrected on the memo.

K. Flaughner noted that the developer has submitted all of the requirements for a preliminary plat review. The developer will still need to request a final plat review from the Planning Commission.

C. Vincent made a motion to recommend to the Village Board the approval of the developers requested for preliminary plat approval for the Division Street (Trails Edge) Townhomes. Motion was seconded by D. Drobisch. Roll Call: Drobisch-Aye; Floyd-Aye; Frey-Aye; Nemsky-Aye, Vincent-Aye. Motion carried: All ayes.

Other Business

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 8:14 p.m. The motion was seconded by D. Drobisch. The motion carried, all ayes.