

**Maryville Planning Commission
December 13, 2012
Public Hearing #1**

The first scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:01 p.m. to consider a request for rezoning from SR-1 to SR-2 the property located at 103 Daman Street, Maryville, Illinois. Opening remarks by Chairperson Covarrubias were followed by a summary of the proposed zoning request, the property location and the current zoning of adjoining properties by Building and Zoning Administrator Kevin Flaughter.

The property consists of two homes, the older of which is currently being used as rental property (requesting SR-2 zoning) and the other which is newer and owner occupied. The owner of both properties has stated that he may wish to sell the older property in the future and is requesting the SR-2 zoning at this time for that reason. SR-2 zoning requires a minimum lot size of 10,400 sq. ft. If re-zoned, the property will be 10,456 sq. ft. in size.

The property owner was not present.

Chairperson Covarrubias requested questions from the members of the Planning Commission, the questions were answered in the preceding paragraph. Chairperson Covarrubias requested comments/questions from members of the public who were present. There were no comments from the public.

The hearing was closed at 7:12 p.m.

Public Hearing #2

The second scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:12 p.m. to consider a request for rezoning from SR-1 to B-1, the property located at 2918 Maryville Road, Maryville, Illinois. Opening remarks by Chairperson Covarrubias were followed by a summary of the proposed zoning request, the property location and the current zoning of adjoining properties by Building and Zoning Administrator Kevin Flaughter.

The property is a single lot along State Route 159 that is requesting a change in zoning which would be consistent with the property to the north and south. The request for re-zoning is also consistent with the comprehensive plan for the Village.

The property owner was not present.

Chairperson Covarrubias requested questions from the members of the Planning Commission, there were none. Chairperson Covarrubias requested comments/questions from members of the public who were present. There were no comments from the public.

The hearing was closed at 7:16 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:16 p.m. on December 13, 2012 in the Village Hall.

Roll Call:

Members Present: R. Covarrubias, S. Frey, D. Keene, T. Nemsky
Members Absent: D. Drobisch, M. Floyd, C. Vincent
Additional Attendees: K. Flaughner, R. Massa, M. Vallino

Chairperson Covarrubias requested a review of the minutes from the May 21, 2012 meeting. T. Nemsky made a motion to recommend the approval of the minutes as presented. The motion was seconded by D. Keene. Motion carried, all ayes.

Recommendation on Rezoning Request – 103 Daman Street & Daman Minor Subdivision

A review memo dated November 6, 2012 for Job No. E120720 (Daman Minor Subdivision) was received from Juneau Engineering & Land Surveying showing 4 comments which were satisfactorily answered by the owner of the property.

T. Nemsky made a motion to recommend to the Village Board the approval of the request for rezoning 103 Daman Street from SR-1 to SR-2 and the creation of the Daman Minor Subdivision. The motion was seconded by D. Keene. Roll Call: Covarrubias-Aye; Frey-Aye; Keene-Aye, Nemsky-Aye, Motion carried: 4 Ayes.

Recommendation on Rezoning Request – 2918 Maryville Road

K. Flaughner advised that the B-1 zoning would allow for light business such as professional offices, or retail. The owners of the property were shown to be Mehdi Joharifar and Kadijeh Joharifar. The owners have also submitted a request to annex into the Village.

T Nemsky made a motion to recommend to the Village Board the approval of the request for rezoning 2918 Maryville Road from SR-1 to B-1. The motion was seconded by D. Keene. Roll Call: Covarrubias-Aye; Frey-Aye; Keene-Aye, Nemsky-Aye, Motion carried: 4 Ayes.

Other Business

Chairperson Covarrubias reminded the members of the Planning Commission to complete the open meetings act training prior to year end.

The Village Christmas party will be at Putters on December 21, 2012 from 1:00 p.m. to 6:00 p.m.

Chairperson Covarrubias welcomed Robert "Bob" Massa from Juneau Engineering & Land Surveying. Mr. Massa will be taking the place of John Dutton who has retired.

There being no further business to discuss, D. Keene made a motion to adjourn the meeting at 7:34 p.m. The motion was seconded by T. Nemsky. The motion carried, all ayes.