

Maryville Planning Commission
June 24, 2013

Public Hearing #1

The first scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:00 p.m. to consider a request for rezoning from SR-1 to SR-2 the property located at 2800 Williams 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 Flaughner.

The petitioner, Robert Herzing, would like to split one lot into two lots, and obtain SR-2 zoning on the new lot (#1) in order to build a house. The current lot (#2) will remain zoned SR-1. There is a residence on lot #2. SR-2 zoning requires a minimum lot size of 10,400 sq. ft. Lot #1 is shown to be 10,400 sq. ft. in size.

The property owner was not present.

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 7:04 p.m.

Public Hearing #2

The second scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:10 p.m. to consider a request for rezoning from SR-2 to PD-R, the property located on Lakeview Acres Rd. owned by Osborn Development and called the "First Addition to the Villas at Remington". 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 Flaughner.

The property was formerly platted as "Outlot "C" and designated as greenspace area in the Remington Place subdivision. The plat was re-drawn and re-zoned as SR-2 in negotiations with Village when the new Lakeview Acres road was designed.

The property owner was not present.

Chairperson Covarrubias requested comments/questions from members of the public who were present.

Roger Shoup, #1 Hickory Place, Maryville, Illinois – several objections:

1. Water run-off has increased considerably due to development in this area. My property is being eroded due to the increased run-off. The detention/retention basin(s) at Remington Place are not retaining water during a rain storm.
2. Un-improved lots on Lakeview Acres Road are not being maintained. Mowing is not done, or done too infrequently; tall cut hay and grass from infrequent mowing is blocking the inlets.
3. There is too much traffic on Lakeview Acres Road; the 30 mph. speed limit is being ignored, any additional housing will only make this situation worse.

Mr. Shoup requested that the Planning Commission table any action on this item until these issues are remediated.

Jerry Povilot, 6754 E. Main Street, Maryville, Illinois: - objection:

1. Water run-off is too much, questioned who engineered the detention ponds, mentioned that the detention ponds were not changed for the Lakeview Acres Road project.

2. Questioned whether or not the culverts on East Main Street would be changed with the new East Main Street project. Juneau – Yes, culverts will be re-done, re-designed for the new project. Mr. Povilot requested that Osborn be required to re-do the detention/retention ponds, further, the zoning request not be recommended for approval until the drainage problems are addressed.

D. Drobisch: The retention pond on Appleton Ct. does not hold water after a rain. Grass is blocking the culverts and is 18 inches long.

L. Gulledge: I was not aware of this problem until about 1 week ago. I went to look at the property and water is running off. The detention ponds need excavation, they are not working, and the ponds are silted in.

R. Shoup: The concrete path has not changed; the retention pond does not hold water. There is no silting problem; the detention ponds were improperly engineered.

D. Keene: Were you there after a rain?

R. Shoup: Yes.

C. Juneau: The outlets need to be inspected and the homeowners association will need to make any changes.

The hearing was closed at 7:30 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:31 p.m. on June 24, 2013 in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, D. Drobisch, M. Floyd, S. Frey, D. Keene, T. Nemsy, C. Vincent.

Members Absent: None

Additional Attendees: K. Flaughner, L. Gulledge C. Juneau, E. Kostyshock, R. Schmidt

Chairperson Covarrubias requested a review of the minutes from the December 13, 2012 meeting.

D. Keene made a motion to recommend the approval of the minutes as presented. The motion was seconded by D. Drobisch. Motion carried all ayes.

Recommendation on 2013 Updates to the Village Comprehensive Plan

Mr. Tom Wobbe presented the updated Comprehensive plan, explaining that the Village was required to update the plan every 5 years. The last plan was updated in 2008. He further explained that the plan was an advisory document and sometimes necessary for grant applications that the Village may wish to pursue.

L. Gulledge requested that the membership of the review committee be entirely new this time, and to engage a broader representation from the public. C. Vincent was the representative from the Planning Commission on the 2013 review committee for the Comprehensive Plan.

L Gulledge said that the revised plan would be posted on the Villages web site.

There were approximately 12 major changes to the Comprehensive Plan, some of which were done to reflect actual changes that had occurred between 2008 and 2013.

C. Vincent made a motion to recommend to the Village Board the approval of revised Comprehensive Plan for the Village of Maryville. The motion was seconded by M. Floyd. Roll Call: Covarrubias-Aye, Drobisch-Aye, Floyd-Aye, Frey-Aye, Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried: All Ayes.

Recommendation on Rezoning Request – 2800 Williams Street (Herzing Subdivision)

C. Vincent made a motion to recommend to the Village Board the approval of the request for rezoning 2800 Williams Street, lot #1 from SR-1 to SR-2. The motion was seconded by D. Keene. Roll Call: Covarrubias-Aye, Drobisch-Aye, Floyd-Aye, Frey-Aye, Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried: All Ayes.

Recommendation of Final Plat - Herzing Subdivision

A review memo from Juneau Engineering & Land Surveying dated June 19, 2013 was received indicating there were no issues or concerns, and recommending the plat be considered for approval.

D. Keene made a motion to recommend to the Village Board the approval of the final plat for the Herzing Subdivision, a one lot subdivision located at 2800 Williams Street. The motion was seconded by M. Floyd. Roll Call: Covarrubias-Aye, Drobisch-Aye, Floyd-Aye, Frey-Aye, Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried: All Ayes.

Recommendation of Final Plat – Stone Gate Estates 1st Addition

A review memo from Juneau Engineering & Land Surveying dated June 21, 2013 was received. There was only one comment regarding the pavement cross section which Juneau Engineering believes can be addressed during construction. Therefore, the plans should be considered for approval.

The Planning Commission questioned what “Outlot A” was for, there was no one present for the developer, therefore, this question could not be answered.

M. Floyd made a motion to recommend that this item be tabled until information on “Outlot A” can be obtained. The motion was seconded by D. Drobisch. Roll Call: Covarrubias-Aye, Drobisch-Aye, Floyd-Aye, Frey-Aye, Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried: All Ayes.

Recommendation on Rezoning – Outlot “C” – Remington Place

A lengthy discussion occurred, particularly with regard to the comments made in the public hearing conducted earlier in the evening. Chairperson Covarrubias reminded the members of the Planning Commission that the decision regarding the request for re-zoning should be considered separately from the problems with the detention basin(s) in the area.

D. Drobisch made a motion to recommend the developer request for re-zoning from SR-2 to PD-R on Outlot “C” – Remington Place. The motion was seconded by C. Vincent. Roll Call: Covarrubias-Aye, Drobisch-Aye, Floyd-No, Frey-Aye, Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried: 6 ayes, 1 no.

Recommendation of Preliminary Development Plan – 1st Addition to the Villas at Remington

There were several questions from the Planning Commission that could not be answered as the developer, or his engineer were, not present.

S. Frey made a motion to recommend denial of the preliminary development plan for the 1st Addition to the Villas at Remington to the Village Board. The motion was seconded by C. Vincent. Roll Call: Covarrubias-Aye, Drobisch-Aye, Floyd-Aye, Frey-Aye, Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried: All Ayes.

Other Business

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 8:50 p.m. The motion was seconded by D. Drobisch. The motion carried all ayes.