

Maryville Planning Commission
August 26, 2013

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:04 p.m. on August 26, 2013 in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, M. Floyd, S. Frey, D. Keene

Members Absent: D. Drobisch, T. Nemsky, C. Vincent

Additional Attendees: K. Flaughner, L. Gulledge C. Juneau, M. Vallino

Chairperson Covarrubias requested a review of the minutes from the June 24, 2013 meeting.

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

Note: There was no regular Planning Commission meeting in July, 2013.

Recommendation of Final Plat – Stone Gate Estates 1st Addition

The proposed development is comprised of 4 large lots (29.3 sq. ft. to 99.8 sq. ft.) at the end of Stone Bridge Bluff Drive. A review of the Final Plat was completed by Juneau Engineering & Land Surveying and no deficiencies in the plat were noted by Mr. Juneau, who was in attendance at the meeting.

The developer, Joe Osborn was also in attendance to answer any questions by members of the Planning Commission.

Mr. Juneau noted that in the previous plat submitted, there was a question regarding the purpose of outlot A. Mr. Juneau indicated that the purpose of outlot A was to bring the proposed development in compliance with the green space ordinance. It was decided in a previous discussion with the developer (not with the Planning Commission) that it would be best to deed outlot A to lot #8 in the existing, adjacent subdivision, Stone Gate Estates.

The developer will request a variance from the Village, eliminating the green space requirement for Stone Gate Estates, 1st Addition.

Discussion by the Planning Commission noted that the large lot sizes and topography of the 4 lots obviated the need for additional greenspace.

D. Keene made a motion to recommend to the Village Board the approval of a revised Final Plat for Stone Gate Estates 1st addition, contingent upon the receipt of a request from the developer for a variance from the green space requirement. The motion was seconded by M. Floyd. Roll Call: Covarrubias-Aye, Floyd-Aye, Frey-Aye, Keene-Aye. Motion carried: All Ayes.

Public Comments

Chairperson Covarrubias called for comments from the public. There were no comments from the public.

Other Business

There being no further business to discuss, D. Keene made a motion to adjourn the meeting at 7:16 p.m. The motion was seconded by M. Floyd. The motion carried all ayes.