

# Maryville Planning Commission

## June 23, 2014

### Regular Meeting

C. Vincent made a motion to recommend M. Floyd as acting chairperson in R. Covarrubias' absence. The motion was seconded by T. Nemsky. Before a vote was taken, R. Covarrubias arrived and the motion by C. Vincent was rescinded.

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:08 p.m. on June 23, 2014 in the Village Hall.

#### ***Roll Call:***

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

**Members Absent:** D. Drobisch

**Additional Attendees:** L. Gullede

Chairperson Covarrubias requested a review of the minutes from the August 26, 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 has been no regular Planning Commission meeting since August 26, 2013.

#### **Review with comments of a concept plan for The Villas at Nottingham**

The proposed development is comprised 46.5 acres at the western edge of Nottingham Estates. All 46.5 acres are in Madison County, and not part of the Village of Maryville. 26.5 acres are within the boundary line plan of the Village and 20 acres are within the boundary line plan of Glen Carbon. If the development moves forward, PD-R zoning would be requested upon annexation into Maryville.

The developer, Dale Keller and an employee, Dave Gerber, were in attendance to answer any questions by members of the Planning Commission.

The initial concept plan envisions a development of 95 to 100 single family residences of 1,750 – 2,200 sq. ft. finished on the 1<sup>st</sup> floor. Each unit will be a combination of stone and brick on the front with vinyl or hardy board on the remainder of the exterior. The selling price is anticipated to be in the \$325k to 350k range for each unit. The units will be sold as zero lot line units with the homeowners association responsible for maintenance of all grass, landscaping, irrigation, entrance, common areas, and driveways.

The developer is currently working with the Nottingham homeowners association to determine if there will be shared amenities with their current clubhouse, pool, and tennis court. If not, the developer will provide, on the property, amenities which may include a clubhouse, pool and playground areas.

If developed, the project would be phased in with up to 5 phases of approximately 20 units each.

Discussion by the Planning Commission noted concerns for a buffer zone between developments, sidewalks, and detention for additional water run-off created by the development and potential impact to the lake on the south side of state route #162.

The Planning Commission agreed that conceptually, the plan looks good and would be an asset to the Village.

#### **Other Business**

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by T. Nemsky. The motion carried all ayes.