

**Maryville Planning Commission
August 25, 2014**

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:01 p.m. on August 25, 2014 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, M. Vallino

Chairperson Covarrubias requested a review of the minutes from the June 23, 2014 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.

Recommendation to the Board of Zoning Appeals / Special Use Permit

The First Baptist Church in Maryville was on the agenda to request a special use permit to allow the occupation of a temporary building. K. Flaughner stated that he received an e-mail from the Building Director at the First Baptist Church requesting that the application be withdrawn from this meeting.

Recommendation to the Board of Zoning Appeals / Variance for Lot Size Area Requirements

The applicant, Edward Kostyshock, was present to discuss the request for a variance in lot size requirements at 134 W. Perry. It was noted by K. Flaughner that the request was previously granted in 2010, but it was later found that the northern lot line changed. The northern lot line, as platted, was found to be in the middle of W. Division Street. Moving the northern lot line from the middle of W. Division Street lowered the area of the lot to 5,728 sq. ft., this is lower than the SR-2 lot size ordinance requiring a minimum of 10,400 sq. ft. This lot is located in the "old town" part of Maryville where lot sizes are typically smaller than current village ordinance.

The applicant stated that there is a plan to build at split level home on the lot in the \$170k price range.

A motion was made by C. Vincent to recommend to the Board of Zoning Appeals the applicants request for a variance in lot size at 134 W. Perry. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Drobisch-aye, Floyd-aye, Frey-aye, Keene-aye, Nemsy-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 7:18 p.m. The motion was seconded by D. Drobisch. The motion carried all ayes.