

## Maryville Planning Commission April 27, 2015

### Public Hearing

Chairperson Covarrubias called the public hearing to order at 7:00 p.m. on April 27, 2015 in the Village Hall. The public hearing was for the request by The Villas of Nottingham, LLC, owner of record, to rezone Parcel ID# 13-1-21-03-00-000-008.003 and 13-1-21-03-00-000-008.002 from SR-1 to PD-R.

K. Flaughner, Building & Zoning Administrator gave a brief summary of the location of the development and stated that the developer had submitted all of the required paperwork and that the paperwork was in order.

D. Gerber was present for the Village of Nottingham, LLC and gave a brief summary of the proposed development and the reasons for requesting the re-zoning. (reference "project summary" received from the developer).

Chairperson Covarrubias called for comments from the public:

D. Geiler, 56 Dogwood inquired whether "sub-letting" of the units will be allowed.

M. Cervassi, 429 Westchester expressed concern about future drainage from the development.

Chairperson Covarrubias stated that that these questions were not relevant to the proposed re-zoning and requested that these questions be addressed during the applicants request for a recommendation of the Preliminary Plat.

Chairperson Covarrubias requested for further questions from the public and the Planning Commission. There being none, the public hearing was closed at 7:13 p.m.

### Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:14 p.m. on April 27, 2015 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:** K. Flaughner, R. Massa

Chairperson Covarrubias requested a review of the minutes from the March 23, 2015 meeting.

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

#### **Recommendation of Preliminary Plat - Hunziker Subdivision**

K. Flaughner reported that this agenda item was withdrawn at the developers' request.

#### **Recommendation of Rezoning for the Villas at Nottingham from SR-1 to PD-R**

K. Flaughner gave a brief summary of some of the differences between SR-1 and PD-R zoning. SR-1 has a lot size (16,000 sq. ft.) restriction and restrictions on the distance between homes and set-back requirements. The PD-R zoning does not have these restrictions, but does allow for greater control by the Planning Commission on the type of building and exterior features. Street requirements are the same

for both types of development.

C. Vincent made a motion to recommend approval to the Village Board for the rezoning of the Villas at Nottingham from SR-1 to PD-R. The motion was seconded by D. Keene. Roll Call: R. Covarrubias – aye, M. Floyd – aye, S. Frey – aye, D. Keene – aye, T. Nemsy – aye, D. Vincent – aye. Motion passed.

### **Recommendation of Preliminary Plat – Villas at Nottingham, Phase I**

A review memo dated April 15, 2015 from Juneau Engineering & Land Surveying was received by the Planning Commission. R. Massa, Jr., P.E. stated that all previous comments relevant the Village Code and the developers design had been addressed / revised by the developer to the satisfaction of Juneau Engineering and Land Surveying.

Chairperson Covarrubias requested comments / questions from the public.

D. Gerber, representing the developer, stated there is no exclusion preventing renting the units, but that the target price of the units (\$350k to less than \$400k) would probably preclude making renting of the units feasible.

D. Geiler, 56 Dogwood, expressed concern about the capacity of the lake at Maryville Meadows and whether or not the additional drainage from this development would be detrimental to the lake and dam.

M. Cervassi, 429 Westchester, expressed concern about additional run-off into Judy Creek and the adjacent creek from the development. Also, she was concerned about the sewer drainage. She questioned if back-up/check valves would be installed in the sewer pipes serving the development.

A discussion followed in which the purpose of the proposed detention basins and the design of the piping for sewage were reviewed by B. Massa, Jr., P.E. The detention basins are designed to restrict the run-off to a speed and quantity that would not exceed the run-off that existed prior to the development from a 100 year rain. The slope (not greater than 8% at any point) and stair step/turns in the design of the sewerage pipe would deter the speed of the sewage, therefore not requiring check valves. The developer agreed with this assessment.

E. Votupal, 85 Santa Anita, wanted to know if the easement would stay to allow access to Nottingham Lodge. D. Gerber responded that it would.

M. Floyd, Planning Commission, wanted to know how long it would be until an agreement was reached with the developer on access to Nottingham Lodge. D. Gerber stated that an agreement would be reached prior to approval of the Preliminary Plat by the Village Board.

C. Vincent made a motion to recommend approval to the Village Board for the Preliminary Plat of the Villas at Nottingham. The motion was seconded by D. Keene. Roll Call: R. Covarrubias – aye, M. Floyd – aye, S. Frey – aye, D. Keene – aye, T. Nemsy – aye, D. Vincent – aye. Motion passed.

### **Other Business**

Chairperson Covarrubias requested for comments from the public. There were no further comments from the public.

K. Flaugher directed the Planning Commission's attention to the meeting and submittal schedule for the remainder of the year. The Planning Commission reviewed the schedule and expressed agreement.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 8:15 p.m. The motion was seconded by T. Nemsy. The motion carried all ayes.