

MARYVILLE PLANNING COMMISSION
June 25, 2018

The meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on June 25, 2018 by Chairperson Covarrubias in the Village Hall.

Roll Call:

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

Members Absent: D. Keene

Additional Attendees: K. Flaughner, B. Massa

Chairperson Covarrubias welcomed new Planning Commission member G. Peck who was appointed to take the place of D. Drobisch who requested not to be re-appointed to the Planning Commission. Chairperson Covarrubias request that K. Flaughner provide Mr. Peck with a copy of the current ordinances for the Village.

Chairperson Covarrubias called for a review of the minutes from the December 18, 2017 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by T. Nemsy. Motion carried, all ayes.

Recommendation to the Village Board of the Final Plat – Villas at Remington, 2nd Addition

Code Osborn, representing the developer, was present to answer any questions from the members of the Planning Commission.

Chairperson Covarrubias asked K. Flaughner if all the required paperwork and fees had been received from the developer. K. Flaughner stated that all required fees and paperwork had been received. K. Flaughner advised the Planning Commission that the Preliminary Plat had been approved in August, 2017 with a recommendation that the developer provide a connection to the MCT bicycle trail adjacent to the development. K. Flaughner stated that the developer had provided the access as shown on the Final Plat.

A review memo dated April 3, 2018 was received from Juneau Associates, Inc., P.C. for Job No E180705 in which ten comments were made on the Improvement Plans (dated November, 2017) and two comments were made on the Final Plat (dated December, 2017). The Planning Commission members reviewed the comments as presented.

The Engineer for the developer, Sherbut-Carson-Claxton, LLC responded with a letter dated May 11, 2018 in which the comments made by Juneau Associates, Inc., P.C. were addressed with revised Improvement Plans dated May 5, 2018 and a Final Plat dated May 5, 2018.

Upon review of the revised plans, two additional comments were made by Juneau Associates, Inc., P.C. for Job No E180705 in a memo dated June 6, 2018. Mr. Robert L. Massa, Jr., P.E. stated that the comments had been addressed by the developer and were resolved satisfactorily.

A brief discussion followed regarding the Final Plat and Improvement Plans.

C. Vincent made a motion to recommend approval of the Final Plat for the Villas at Remington, 2nd Addition to the Village Board. The motion was seconded by T. Nemsy. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Nemsy-aye, Peck-aye, Vincent-aye. Motion carried, all ayes.

There being no further agenda items, Chairperson Covarrubias called for comments from the public.

Chairperson Covarrubias stated that the storm water run-off prevention requirements, per Village Ordinance, need to be enforced and the developers need to be held responsible and required to following the Ordinance.

S. Frey stated that she recently read where Edwardsville had increased the fee it charges developers who do not include green space in their developments. The updated green space ordinance increases the fee to \$41,000 per acre from \$12,500 per acre as last established in 2000. The stated goal of the increase was to encourage developers to incorporate green space in their developments.

Chairperson Covarrubias requested that K. Flaughner research the green space ordinance in Edwardsville for review at a future meeting of the Planning Commission.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:32 p.m. The motion was seconded by T. Nemsy. The motion carried all ayes.