

MARYVILLE PLANNING COMMISSION
April 22, 2019

Public Hearing

Request for rezoning of 8 parcels to SR-2 from A (the former Stonebridge Golf Course) by TMEG, Inc. was called to order at 7:08 p.m. in the Village Hall by Chairperson Covarrubias.

K. Flaughter gave a general overview of the location of property and the 8 parcels. He also gave a definition of minimum lot size for SR-2 (10,400 sq. ft.) and SR-1 (16,000 sq. ft.).

K. Flaughter indicated that all fees had been paid and all required documents had been submitted by the petitioner.

Chairperson Covarrubias opened discussion by requesting that the petitioner's representative(s), Don Osborn and Cade Osborn present the reasons for requesting a change in zoning from A to SR-2.

Mr. Don Osborn gave a history of the Stonebridge development, the golf course, which was open about 15 years, and the attempt to auction the golf course about five years ago without success. He stated that unfortunately the golf course was built at the height of the golfing boom which resulted in golf courses being overbuilt. He also stated that when CARD purchased a nearby golf course, lower prices were charged there, which significantly impacted the business at Stonebridge golf course. Mr. Osborn stated the zoning change was requested so that a few large lots could be developed into residential properties.

Mr. Cade Osborn stated that the restaurant (Putters) was closed in 2012 and food operations were curtailed and moved to the lower level for about two years until the golf course was closed in December of 2014. From 2014 to the present the grass on the golf course was mowed and general maintenance was performed. He also stated that there was no market for a golf course.

Chairperson Covarrubias requested comments from the public.

28 of the 126 members of the public present commented on the petitioner's request.

The comments made generally centered on the following points:

- The purchase price paid for the lots were higher because of the golf course. The golf course has failed, but the open space is desirable. Owners were told there would be no houses built behind them. Property values have decreased.
- There are currently areas where water drainage is a problem. Sugarloaf Road is deteriorating due to inadequate drainage. Water seepage is happening in basements and erosion is occurring. More houses will add to drainage issues.
- Existing streets are already inadequate to handle the number of vehicles traveling them. Additional homes will add to this problem.

- Additional homes will be an additional strain on village services, will additional police and fire protection personnel be added for the additional houses?
- The Village comprehensive plan shows this area as parks and open space, it should remain as open space and possibly a park.
- No plan was provided by the petitioner, cannot allow re-zoning without letting the residents know what is going to happen.

None of the members of the general public in attendance voiced support for the petitioners' request for re-zoning.

Mr. Cade Osborn stated that it was not fair for a vote to take place until a concept plan had been provided. Mr. Don Osborn requested to withdraw the petitioner's request for re-zoning from A to SR-2 at this time.

With no further comments from the members of the public or Planning Commission, Chairperson Covarrubias closed the public hearing at 9:05 p.m.

The meeting of the Maryville Planning Commission was called to order at 9:06 p.m. on April 22, 2019 by Chairperson Covarrubias in the Village Hall.

Roll Call:

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

Members Absent: None

Additional Attendees: K. Flaughter, C. Juneau, C. Short, W. White

Chairperson Covarrubias called for a review of the minutes from the January 28, 2019 meeting of the Planning Commission. D. Keene 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 to rezone 8 parcels (the former Stonebridge Golf Course) from "A" to "SR-2"

Request for the rezoning by TMEG, Inc. was withdrawn by the petitioners' representative Don Osborn.

A motion was made by C. Vincent and seconded by M. Floyd to table any action on the petitioners' request. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Keene-aye, Nemsy-aye, Peck-aye, Vincent-aye. Motion carried, all ayes.

There being no further agenda items, Chairperson Covarrubias called for any other business to come before the Planning Commission.

Mayor Short thanked the participants in the meeting tonight and remarked that this is a very passionate community. He dispelled some of the myths concerning the proposed rezoning

request, there cannot be any apartments; section 8 housing. SR-2 only allows single family dwellings.

Please call the Village if you have a concern.

The golf course is zoned agricultural and the owner is not required to mow into pristine condition – it is agricultural.

Chairperson Covarrubias also agreed with Mayor Short regarding community and stated that the members of the Planning Commission were members of the community and that we cared about the community also.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 9:13 p.m. The motion was seconded by D. Keene. The motion carried all ayes.