

MARYVILLE PLANNING COMMISSION
June 24, 2019

Public Hearing

Request from Forrest Lerch to rezone 69 acres from “SR-1” to “A” was called to order at 7:01 p.m. in the Village Hall by C. Vincent.

The property is located on the West side of Keebler Road and Harmon Lane, in the vicinity of the former Stonebridge golf course.

K. Flaughter gave a brief history of the zoning of the property, stating that when it was annexed into the Village it automatically came in as “SR-1”. Originally, there was some intention to develop residentially, but that has not occurred.

K. Simon questioned why the property owner is requesting a re-zoning to “A”; specifically are there maintenance rules required for “SR-1”? K. Flaughter stated that there are rules for SR-1. This zoning classification (“SR-1”) does not allow the owner to have horses. C. Vincent stated that the number of homes that can be placed on an agricultural lot is limited by ordinance. K. Flaughter stated that the lot would have to be re-subdivided to allow additional houses. Mr. Simon did not oppose the owners request for the rezoning from “SR-1” to “A”.

There being no further comments, the public hearing was closed at 7:08 p.m.

A motion was made by T. Nemsy and seconded by G. Peck to appoint C. Vincent Acting Chairperson in the absence of R. Covarrubias. Roll Call: Frey-aye, T. Nemsy-aye, Peck-aye, Vincent-aye. The motion passed, all ayes.

The meeting of the Maryville Planning Commission was called to order at 7:09 p.m. on June 24, 2019 by Acting Chairperson C. Vincent in the Village Hall.

Roll Call:

Members in Attendance: S. Frey, T. Nemsy, G. Peck, C. Vincent

Members Absent: R. Covarrubias, M. Floyd, D. Keene

Additional Attendees: K. Flaughter, B. Massa, W. White

Acting Chairperson Vincent called for a review of the minutes from the May 28, 2019 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by T. Nemsy. Motion passed, all ayes.

Recommendation to the Village Board – Rezoning of 69 acres from “SR-1” to “A”

T. Nemsy made a motion to recommend approval to the Village Board of the request to rezone 69 acres from “SR-1” to “A”. The motion was seconded by C. Vincent. Roll Call: Frey-aye, T. Nemsy-aye, Peck-aye, Vincent-aye. The motion passed, all ayes.

Recommendation to the Village Board – Preliminary Plat; Route 162 Subdivision

K. Flaughter stated that the developers had presented a concept plan at the January Planning Commission Meeting. The property was recently annexed in to the Village as “SR-1”.

A review memo dated June 24, 2019 for Job No E190712 was received from Juneau Associates, Inc., P.C. stating that Juneau Associates had reviewed the revised preliminary plat dated June 21, 2019 as prepared by Thouvenot, Wade, & Moerchen, Inc. The following concern remains:

“The Village has had issues with other private lanes in the Village (Hayden Lane). While this development will be subject to Village rules/ordinances, Madison County no longer allows private lanes that serve more than 4 lots. Juneau Associates does not recommend a private road be approved.”

J. Venvertloh, PE was present for the developer to answer any questions. B.Massa questioned the width of the right of way off of Lou Juan Drive for access to lots #5 and #6. J. Venvertloh stated that the width was 50 feet.

The developer stated that the road will be aggregate to start, and eventually will be rocked and chipped.

The developer stated that the road will be completed to the end of lot #4, including the turn-around before any of the houses are completed. Further, lot #4 is likely to be the first lot developed with a house.

The developer stated that a home owners association will be put in place and that the private road and associated maintenance will be in the covenants and restrictions.

T. Nemsy made a motion to recommend approval to the Village Board of the development plan for the Route 162 subdivision. The motion was seconded by G. Peck. Roll Call: Frey-aye, Nemsy-aye, Peck-aye, Vincent-aye. Motion carried, all ayes.

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

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:27 p.m. The motion was seconded by G. Peck. The motion carried all ayes.