

MARYVILLE PLANNING COMMISSION
July 22, 2019

The meeting of the Maryville Planning Commission was called to order at 7:01 p.m. on July 22, 2019 by Chairperson R. Covarrubias in the Village Hall.

Roll Call:

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

Members Absent: D. Keene

Additional Attendees: K. Flaughter, E. Kostyshock, C. Short, W. White

Chairperson Covarrubias called for a review of the minutes from the June 24, 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.

Division Street Townhomes – Concept Plan

K. Flaughter gave an overview of the current zoning immediately surrounding the proposed area of development. Zoning to the North is commercial, to the South, SR-2 and MR-1, to the West, SR-2 and to the East, SR-2.

The developer, Chris Geiler presented an overview of a proposed development of 18 townhomes at the intersection of Division and Lucas Streets in the Village of Maryville. The proposed townhomes will be similar to the Zupan Townhomes and the Trails Edge Townhomes, both developed by Mr. Geiler. The units would probably rent for \$1,200 - \$1,400 per month with similar amenities as the Trails Edge Townhomes such as additional finished space, garages, and community green space for tenant use.

It was noted that the property is currently zoned SR-2 and that the developer would be required to request a re-zoning of the property. Mr. Geiler stated that he would probably request a PD-R zoning classification.

Wayne White, Trustee spoke against the proposed multi-family development stating that the tax dollars received would not out-weigh the costs to the Village in public services such as police protection. He cited negative outcomes in multi-family developments in surrounding communities.

Edward Kostyshock, Trustee spoke against the proposed development stating that the proposed development area is predominately SR-2 and that within a three to four block area there are already 200 apartment units. Additional units in the area will further lower property values and add further stress to the schools and police department. He further stated that the existing apartments do not have site managers available to handle tenant issues. He felt that Village gets little benefit from apartments. Mr. Kostyshock stated that he would be for SR-2 homes in the area and that he wanted to keep a safe and secure community. He stated that he had talked to people in the neighborhood and that all were against the development.

K. Flaughter stated that interest has been shown by a potential developer for commercial use of the property(s) at the corner of Division and Rte. #159. He stated that the developer was interested because of the walkability and proximity to the apartments in the area.

C. Vincent stated that she was not thrilled with all the subdivisions and likes green space. She stated that a healthy community needs all kinds of housing.

R. Covarrubias stated that Mr. Geiler built the townhomes on Zupan and that he did what he said he would do with that development.

Chairperson Covarrubias called for a quick poll of the feelings of the members of the Planning Commission. The results were mixed: maybe for, maybe against, not sure, more information, preference for ownership as opposed to rental property.

Chairperson Covarrubias called the discussion to a close.

Chairperson Covarrubias called for any other public comments.

Chairperson Covarrubias questioned K. Flaughter regarding the Village Board vote on the golf course re-zoning request. K. Flaughter stated that it failed. He asked about the Village Board vote on the re-zoning request for the 69 acres on Keebler. K. Flaughter stated that it passed.

C.Geiler thanked the members of the Planning Commission for giving him the opportunity to present his concept plan for the Division Street Townhomes.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 8:05 p.m. The motion was seconded by G. Peck. The motion carried all ayes.