

**MARYVILLE PLANNING COMMISSION**  
**September 23, 2019**

**Public Hearing**

Request for rezoning of 2 parcels to PD-R from SR-2 (401 N. Lucas and 205 W. Division) by Resource Construction Company, LLC, Inc. was called to order at 7:00 p.m. in the Village Hall by Chairperson Covarrubias.

Chairperson Covarrubias opened discussion by requesting that the petitioner's representative(s), C. Geiler present the reasons for requesting a change in zoning from SR-2 to PD-R.

The developer, C. Geiler was present and gave a brief overview of the reason he was requesting the rezoning of the 2 parcels. He stated that he owned the property at 401 N. Lucas, currently occupied by a tenant. He does not own the property at 205 W. Division, but believes it has been unoccupied for 10 years and is used for storage. He wants to remove the two buildings at these locations and replace them with similar products that he has developed in the area. He pointed out developments in the immediate area that were similar to what he may develop.

K. Flaughter gave a general overview of the location of property and the 2 parcels. He gave a definition of minimum lot size for SR-2 (10,400 sq. ft.) and SR-1 (16,000 sq. ft.). He also gave a brief description of the PD-R zoning classification and the process for approval of a PD-R development.

Chairperson Covarrubias requested comments from the public.

10 of the 19 members of the public present commented on the petitioner's request.

The comments made generally centered on the following points:

- Additional apartments in the area will put a burden on the schools and lower home values in the area.
- Existing streets in the area are already inadequate to handle the number of vehicles traveling them. Additional apartments will add to this problem. Safety is an issue.
- Additional apartments will be an additional strain on Village services.
- The Village comprehensive plan shows this area zoned as single-family residential and it should remain that way
- Mine subsidence is a documented problem in the area and this will contribute to further erosion/subsidence. Was a geology report done for the additional development?
- Unmonitored apartments in the area will bring additional problems.

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

With no further comments from the members of the public or Planning Commission, Chairperson Covarrubias closed the public hearing at 7:27 p.m.

The meeting of the Maryville Planning Commission was called to order at 7:27 p.m. on September 23, 2019 by Chairperson Covarrubias in the Village Hall.

**Roll Call:**

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

**Members Absent: D. Keene**

**Additional Attendees: K. Flaughter, E. Kostyshock, R. Motil, W. White**

Chairperson Covarrubias called for a review of the minutes from the July 22, 2019 meeting of the Planning Commission. T. Nemsky made a motion to approve the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

**Recommendation to the Village Board to rezone 2 parcels (401 N. Lucas and 205 W. Division) from "SR-2" to "PD-R"**

M. Floyd inquired if a geology report was done on the area requesting rezoning. Mr. Geiler replied that yes, a study was done and a "mine is in motion" in this area. Construction will need to be adjusted to distribute the load of the structure over a wider area. The general consensus was that the entire area is undermined and that this is not a problem unique to the area requesting rezoning.

A planned detention / storm water area is planned on the East side of the development such that the amount of run-off will not exceed the amount currently occurring.

Concern was expressed regarding the streets in the area and if they could be improved. The general consensus was that there was no money available to improve the streets.

C. Vincent was concerned with the ability of the streets (Division, Lucas, and Nepute) to handle the additional volume. There are no sidewalks on any of these streets. Lucas and Nepute in particular are narrow.

A motion was made by G. Peck and seconded by M. Floyd to recommend to the Village Board that the petitioners request for rezoning to PD-R be denied. Roll Call: Covarrubias-nay, Floyd-yes, Frey-yes, Nemsky-nay, Peck-yes, Vincent-yes. Motion passed, 4 to 2.

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

K. Flaughter remarked that there may be a couple of items for meeting next month. The rezoning of the Stonebridge Golf Course had been denied by the Village Board.

C. Geiler wanted to know what the Planning Commission wanted in that area given that the request for rezoning was denied. The Planning Commission stated that it was recommended that

the zoning remain SR-2 and that implied that a development made within the requirements of that zoning classification would be acceptable.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:53 p.m. The motion was seconded by M. Floyd. The motion carried all ayes.