

**MARYVILLE PLANNING COMMISSION**  
**February 22, 2021**  
**Public Hearing**

A Request for rezoning 39.87 acres at 19 Northwood from A to SR-2 from MPHB was called to order at 7:02 p.m. via Zoom meeting by Chairperson Covarrubias.

Chairperson Covarrubias opened discussion asking for a roll call of the Planning Commission members present for the public hearing. Members Covarrubias, Floyd, Frey, Keene, Nemsy, and Vincent responded as present. Chairperson Covarrubias recognized the representative for the petitioner, Marc Bacchetti, 43 Camrose Green, Maryville, Illinois and Marcia Maller, Thouvenot, Wade & Moerchen, Inc. (TWM) being present in the public hearing.

Marsha Maller (TWM) gave a brief overview of the purpose of the requested rezoning as being for a future subdivision containing 91 lots with a minimum lot size of 10,400 square feet. Administrator Flaughner stated that the developer had submitted a preliminary plan, but that the public hearing was only for the request for rezoning of the property. K. Flaughner stated that the proposed subdivision development was compliant with the comprehensive plan and consistent with the zoning of the surrounding properties. Marc Bacchetti stated that the plan is to develop a subdivision with 91 lots, a connection would be included for the bike path adjacent to the property. Mr. Bacchetti intends to maintain ownership of the property and sell the lots to individuals.

Chairperson Covarrubias asked for questions from the Planning Commission.

T. Nemsy questioned what the 11.68 acre lot was in the Northeast corner. C. Vincent responded the Methodist church owned that lot. K. Flaughner indicated that it was zoned SR-2.

M. Floyd questioned the ingress/egress to the property and whether it would be one way in and out. K. Flaughner stated there would be one way in and out, and would show during discussion of the preliminary plat. Other access points are at West Main Street and a R.O.W. that was stubbed in off of Andra / Robert Drive. The stub off of Gary Avenue would intercept with the property owned by the Methodist church and not provide access to this property.

Chairperson Covarrubias read the three comments received from the public. The public comments, as submitted to the Zoning Administrator, are assumed to be attached to, and a part of these minutes.

Marsha Maller reviewed the plans for handling drainage from the property via storm sewers / detention areas, etc. She stated that the flow of water could not leave the property any faster than it was in a pre-developed state. She also stated that as many of the trees and wooded areas would be retained as possible. The Village engineer would review the storm water calculations. She stated that the linear distance available at West Main Street was not adequate due to the proximity of Northwood Avenue for ingress / egress.

The public hearing was closed at 7:27 p.m.

The meeting of the Maryville Planning Commission was called to order at 7:28 p.m. on February 22, 2021 by Chairperson Covarrubias.

**Roll Call:**

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

**Members Absent:** G. Peck

**Additional Attendees:** K. Flaughter, B. Massa, C. Short, W. White

Chairperson Covarrubias called for a review of the minutes from the December 28, 2020 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by R. Covarrubias. Motion carried, all ayes.

**Recommendation for Rezoning – 39.87 acres at 19 Northwood from A to SR-2**

C. Vincent questioned the developer meeting the greenspace requirement per the ordinance. Those concerns will be handled in the preliminary plan / site improvement plan phase.

R. Covarrubias also expressed concerned for the ingress / egress planned off of Northwood. Discussion ensued concerning alternatives and possible stacking issues. Further R. Covarrubias questioned the detention areas required to be shown, also to be handled in the preliminary plan / site improvement plan phase. Marsha Maller (TWM) stated that the detention areas and drainage calculations had not been completed at this time.

C. Vincent made a motion to recommend to the Village Board the approval of the request for rezoning from A to SR-2 for 39.87 acres at 19 Northwood. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Keene-aye, Nemsky-aye, Vincent-aye. Motion carried, all ayes.

**Recommendation of Preliminary Plat for Over the Moon Estates**

K. Flaughter stated that all paperwork and fees had been reviewed and submitted as required per Village ordinance. Letters to the Department of Conservation and Madison County Soil and Water were sent. Marsha Maller (TWM) stated that the Department of Conservation requested final drainage calculations and they will be transmitted as soon as they are available with the improvement plans.

B. Massa, Juneau Associates, Inc., P.C. noted in the memo dated February 3, 2021 for job no. E210702, 3 issues that had not been responded to by the developer primarily regarding ingress / egress, street improvements, a second access point for ingress / egress.

K. Flaughter stated that the majority of subdivisions in Maryville only had one point of ingress / egress. He stated that he did not see any issues from a fire department perspective.

Discussion ensued regarding the issues of ingress / egress points and stacking potential in the proposed subdivision. The general consensus was that the ingress / egress shown was not acceptable.

M. Maller (TWM) suggested that they reach out to Juneau and discuss possible solutions, working with the Village, to resolve these issues.

It was also noted that lot 41 did not meet minimum requirements, M. Maller stated that it may become dedicated greenspace.

C. Vincent made a motion to recommend to the Village Board the approval of the preliminary plat for Over the Moon Estates contingent upon the satisfactory resolution of the ingress / egress to the subdivision, acceptable drainage calculations, and drainage flow away from adjoining properties, drainage detention areas, acceptable greenspace area, and the determination of the outcome of lot #41 as it is less than the required 10,400 SF. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Keene-aye, Nemsky-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 and/or public comments.

The public comments, as submitted to the Zoning Administrator, are assumed to be attached to, and a part of these minutes.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 8:21 p.m. The motion was seconded by M. Floyd. Motion carried, all ayes.