

MARYVILLE PLANNING COMMISSION
April 25, 2022
Public Hearing

A request for the re-zoning of 7269 W. Main Street (approximately 9 acres) from AG (County) to SR-2 (Village) from CPO Investments, LLC was called to order at 7:00 p.m. by Chairperson Covarrubias.

Chairperson Covarrubias opened discussion and verified that all required paperwork and fees had been received by the Village. S. Fulton responded, stating that they had. Chairperson Covarrubias inquired if a representative was present for the developer. C. Osborn responded that he was present for the developer / owner, CPO Investments, LLC. There were nine members of the public signed-in as present to speak or ask questions concerning the requested re-zoning.

C. Osborn gave a brief overview of the reason for the requested re-zoning, that being to develop the 9 acres into a single family residential subdivision to be annexed to the Village. Mr. Osborn noted that surrounding properties were single family residential subdivisions and that this property, if re-zoned as single family residential, would be consistent with the comprehensive plan for the Village.

Chairperson Covarrubias asked for questions from the public.

B. Thomas inquired what the lay-out of the subdivision would be, where the entrance would be located, and if city sewers would be installed. If the entrance were to be directly across from the entrance to Fox Mill Estates, then perhaps a 4-way stop would be needed.

C. Fischer inquired that if city sewers were installed, would adjoining property owners be given the opportunity to connect to the city sewer system. C. Fischer also expressed concern regarding a drainage issue in the South East corner of the proposed development, remarking that it is always wet in that area.

Chairperson Covarrubias explained to the public that the hearing was being held regarding the zoning of the property, not the development of the property.

Chairperson Covarrubias asked for questions from the Planning Commission. There were no further questions from the Planning Commission. The public hearing was closed at 7:15 p.m.

The meeting of the Maryville Planning Commission was called to order at 7:15 p.m. on April 25, 2022 by Chairperson Covarrubias.

Roll Call:

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

Members Absent: None

Additional Attendees: S. Fulton, R. Schmidt, C. Short, W. White

Chairperson Covarrubias called for a review of the minutes from the January 24, 2022 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Keene. Motion carried, all ayes.

Recommendation for Approval of Re-zoning of 7269 W. Main Street from AG (County) to SR-2 (Village)

C. Short explained that a public hearing was required because normally, when a property is annexed to the Village it automatically is zoned SR-1. In this instance, the developer is requesting SR-2 zoning upon annexation; therefore a public hearing is required.

C. Osborn, the developer, gave a brief description of his intentions for the property. In doing so, he answered some of the questions from the public hearing. The development could potentially have from 18 to 20 houses / lots with an entrance that would be across the street and possibly to the West of the entrance to Fox Mill Estates. City sewers would be installed with the tie-in at the Fox Mill Estates manhole, or alternatively, a tie-in at Trotters Run where an easement would be required. The ability of adjoining property owners to tap on to the sewer system may be possible, but without the elevations being known, it cannot be said at this time whether that would be doable.

D. Keene made a motion to recommend to the Village Board the approval of the re-zoning request for 7269 W. Main Street from AG (County) to SR-2 (Village) along with concurrent annexation into the Village. The motion was seconded by G. Peck. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Keene-aye, Nemsky-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 and/or public comments.

R. Covarrubias thanked everyone for their prayers for him during his recent illness and while he is still recovering.

C. Short thanked D. Keene for his many years of service to the Village as a member of the Planning Commission. Doug is resigning from the Planning Commission effective 4/30/2022 due to work and family commitments.

M. Aubuchon, an attendee from the public, inquired of the Planning Commission what type of survey was needed if a subdivision of land was going to be done on property she owns. It was requested that she meet / work with S. Fulton, Zoning Administrator for the Village.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:35 p.m. The motion was seconded by D. Keene. Motion carried, all ayes.