

Maryville Planning Commission

January 24, 2011

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:02 p.m. on January 24, 2011 in the Village Hall.

Roll Call

Members Present: R. Covarrubias, D. Drobisch, M. Floyd, S. Frey, D. Keene, T. Nemsky, C. Vincent

Members Absent:

Additional Attendees: J. Dutton, K. Flaughner, L. Gulledge, E. Kostyshock, M. Vallino

Chairperson Covarrubias requested a review of the minutes from the December 20, 2010 meeting. C. Vincent made a motion to recommend the approval of the minutes as presented. The motion was seconded by D. Keene. Motion carried, all ayes.

Final Development Plan - Casey's General Store

K. Flaughner reported that the Zoning Board of Appeals met on January 15, 2011 and approved the following variance requests from the developer:

- a) The developers request for a variance on the number of gasoline pump islands from 6 (maximum allowed per ordinance) to 8.
- b) The developers request for a special use permit for an M.V.O.B.

Chairperson Covarrubias asked if all the required fees had been paid to the Village. K. Flaughner reported that they had.

Mr. Pat Moone, representing Casey's General Store, was present to answer any questions from members of the Planning Commission.

K. Flaughner reported that the final development plan, as presented tonight, indicated a monument sign, approximately 8 feet tall. The sign package that K. Flaughner had still shows the pylon sign. As reported by K. Flaughner, the revised sign package had not been received from Casey's store development manager, Nancy Tjarks.

K. Flaughner also reported that the dumpster enclosure will be of brick construction with a solid wooden gate, not a chain link gate.

L. Gulledge and E. Kostyshock reported that they had visited the Mascoutah Casey's and both were very impressed. The store and surroundings were clean, neat, and the store was busy.

Chairperson Covarrubias requested that the Planning Commission review the memo from Juneau Engineering and Land Surveying dated January 20, 2011 for Job No E100711. It was noted that of the 14 items found by Juneau in the review, all had been resolved with the exception of the utility easement associated with the 42-inch storm sewer which needed to be signed and recorded prior to issuance of the building permit. John Dutton was present representing Juneau Engineering and Land Surveying.

A discussion ensued in which the lighting was questioned. There was a discrepancy in the lighting plan for the development and between the symbols shown on the plat. There was only 1 proposed area light shown on the final plat distributed to the Planning Commission. K. Flaughner had another lighting plan, which showed several more lights, and the symbols on the plan did not agree with the symbols in the definitions on the legend of this plan. J. Dutton from Juneau

Engineering and Land Surveying said that R. Keepes had reviewed the plan and that he really did not know what the difference was; he had not reviewed the plan. Mr. Moone from Casey's did not know what the difference was as he indicated that "they must have changed the plan".

S. Frey asked K. Flaughter if the landscaping plan had been reviewed, K. Flaughter stated that he had reviewed the landscaping plan and that it met Village Ordinances.

C. Vincent made a motion to recommend approval of the Final Development Plan for Casey's General Store to the Village Board contingent upon the plan showing an approved lighting plan that meets Village Ordinance and contingent upon the utility easement be executed as required. D. Drobisch seconded the motion. Roll Call: Covarrubias-Aye; Drobisch-Aye; Floyd-Aye; Frey-Aye; Keene-Aye; Nemsky-Aye; Vincent-Aye. Motion carried all ayes.

Other Business

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:40 p.m. The motion was seconded by D. Drobisch. The motion carried - all ayes.