

**Maryville Planning Commission
January 26, 2009**

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 6:57 p.m. on January 26, 2009 in the Village Hall.

Roll Call

Members Present: R. Covarrubias, D. Drobisch, S. Frey, D. Keene, T. Nemsky,
C. Vincent
Members Absent: M. Floyd
Additional Attendees: J. Dutton, L. Gulledege, K. Flaughter, R. Limberg

Due to a prior commitment, Mr. Juneau requested that he be allowed to present a brief presentation to the Planning Commission on the National Flood Insurance Program. There being no objections, Mr. Juneau provided a handout prepared by FEMA which described the program, spoke briefly about the benefits and costs, and answered a few questions. It was noted by Mr. Juneau that Maryville does not have any areas, within the corporate limits, in a designated flood plain at this time, participation in the program would allow property owners in the Village to purchase flood insurance. Without participation by the Village, flood insurance cannot be purchased. R. Covarrubias questioned why IDNR was involved; R. Keepes replied that IDNR administers the program for the state. Chairperson Covarrubias directed the members of the Planning Commission to review the materials and e-mail any questions to K. Flaughter within 2 weeks. K. Flaughter will submit the questions to Mr. Juneau for his future response.

Approval of Minutes

Chairperson Covarrubias called for a review of the minutes from the December 8, 2008 meeting. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Drobisch. Motion carried all ayes.

New Business

Final Development Plan – Maryville Medical Building #2

John Dutton, Juneau Associates, Inc., P.C. reported that all comments/suggestions that arose during their review had been corrected by the developer. The only exceptions were that the easement documents and adjacent property owner agreements needed to be signed after the plans were approved, and that the final landscape plan needed to call out the plant types that were going to be used.

C. Vincent made a motion to recommend to the Village Board the approval of the final development plan for Maryville Medical Building #2 contingent upon the developer submitting an approved landscape plan. The motion was seconded by D. Keene. Roll Call: Covarrubias-Aye; Drobisch-Aye; Frey-Aye; Keene-Aye; Nemsky-Aye; Vincent-Aye. Motion carried, all ayes.

Chairperson Covarrubias directed the members of the Planning Commission to combine the next two agenda items for discussion and review.

Variance Request and Final Development Plan – Mandis Medical Office

The property owner, Dr. Mandis and the Engineer, Seth Netemeyer were present to answer any questions.

C. Vincent questioned whether the lot was platted prior to the adoption by the Village of the ordinance requiring the 50' planting / buffer strip. K. Flaughner responded that it was, but that it was still a development within the Village and had to adhere to the ordinances as they currently exist. K. Flaughner said the lot was originally platted as an out lot because IDOT would not allow an entrance / exit to the subdivision in this area. K. Flaughner noted that the Village Board approved the re-zoning of this lot from residential to commercial due to a tie in the vote taken by the Planning Commission.

Chairperson Covarrubias requested that J. Dutton go through the items on the review memo dated January 19, 2009 from Juneau and Associates, Inc. P.C. J. Dutton stated that: A) item 3 had been applied for; a response was needed from 911. B) Item 4 required a response from Ameren IP. C) Items 8., 9., and 10. required review by R. Keepes of Juneau Associates, Inc., P.C. D) Item 13 was included for informational purposes only and did not require any action by the developer. All the remaining items had been corrected by the developer.

R. Covarrubias questioned if there were any plans for road improvements at Rte #162 and Vadalabene Road. L. Gullede responded that discussion was currently taking place with the public works department regarding future work with turn lanes on Rte #162 and doing a similar arrangement with the developers on Rte #162 that was done on Lakeview Acres Road. L. Gullede stated that he was not aware of anything in the immediate area of this development.

C. Vincent questioned what the hours of operation would be for the business. Dr. Mandis responded that the hours would be 8:30 – 5:00 p.m. Monday through Friday with occasional Saturday hours from 8:30 - 12:00 noon.

C. Vincent questioned the lighting to be used. The lighting plan shows 20 foot poles with boxed light fixtures. There will be no lights on poles in the back of the building.

S. Frey requested that PVC or a material other than wood be used to enclose the dumpster areas. The developer agreed to use a maintenance free product such as vinyl panels.

D. Drobisch made a motion to recommend approval to the Zoning Board of Appeals the developers request for a variance to the number of parking spaces required from 8 per 1,000 feet to 5.4 spaces per 1,000 and the width of the buffer / planting strip from 50' to 20' - 28' as shown on the plat. The motion was seconded by T. Nemsky. Roll Call: Covarrubias-Aye; Drobisch-Aye; Frey-No; Keene-Aye; Nemsky-Aye; Vincent-Aye. Motion carried 5 to 1.

D. Drobisch made a motion to recommend approval of the Final Development Plan for the Mandis Medical Building to the Village Board contingent upon the developer satisfactorily correcting comments numbered 8., 9., and 10. on the letter dated January 19, 2009 from Juneau Associates, Inc. P.C. The motion was seconded by C. Vincent with the addition of comments 3., and 4. Roll Call: Covarrubias-Aye; Drobisch-Aye; Frey-Aye; Keene-Aye; Nemsky-Aye; Vincent-Aye. Motion carried, All ayes.

Other Business

C. Vincent requested that the requirement for a maintenance free exterior on dumpster enclosures be included in the ordinance for the Village. K. Flaughner will give the request to the Village Attorney.

R. Covarrubias inquired as to the outcome on the changes requested to the subdivision code section 154.028; sanitary sewers. K. Flaughner reported that the Village Board approved the change without a recommendation from the Planning Commission.

R. Limberg reported that P. Presson will be available for all future meetings when an agenda item falls under the purview of the Public Works Department.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:47 p.m. The motion was seconded by D. Drobisch. The motion carried – all ayes.