

Maryville Planning Commission January 28, 2008

In the absence of Chairperson Covarrubias, C. Vincent made a motion to nominate M. Floyd as acting chairperson. The motion was seconded by D. Drobisch. Motion carried all ayes.

The regular meeting of the Maryville Planning Commission was called to order at 7:04 p.m. on January 28, 2008 in the Village Hall by Acting Chairperson M. Floyd.

Roll Call

Members Present: D. Drobisch, M. Floyd, S. Frey, D. Keene, C. Vincent
Members Absent: R. Covarrubias, T. Nemsky
Additional Attendees: K. Flaughner, L. Gullledge, E. Kostyshock, R. Limberg

Approval of Minutes

Acting Chairperson Floyd called for a review of the minutes from the December 17, 2007 meeting. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Keene. Motion carried all ayes.

New Business

Recommendation of Final Development Plan – Maryville Retail Center – Lot #1 (Walgreens)

John Dutton, Juneau Associates, Inc., P.C. and K. Flaughner presented the members of the Planning Commission with copies of correspondence between Woolpert, Inc. (engineer for the developer), Juneau Associates, and the Village of Maryville dated January 21st through January 28, 2008. Members of the Planning Commission were also given copies of the final development plan for the Maryville Retail Center.

K. Flaughner reported that the Zoning Board of Appeals approved the request to operate a MVOB at the Walgreens site (Lot #1) on January 5, 2008.

The developer requested 5 variances to Village ordinance:

1. A 10 foot offset should be provided to back of curb from right-of-way. (156.092 Landscape requirements). The developer is 6 inches short with 9.5 feet.
2. A landscape island shall be provided between a maximum of 10 parking spaces. (156.092 Landscape Requirements). The majority of the parking spaces are around the perimeter of the parking lot and immediately adjacent to a lawn / landscaped area.
3. Required parking shall be based on one space per 125 square feet of building area. 118 spaces are required, the developer proposed 81.
4. Proposed swales shall not exceed 250 feet without being captured by storm sewer system. (152.23 Storm Water Drainage). The proposed swale is 24 feet over the 250 foot limit. The swale does have a 2% slope which should prevent stagnant water or allowing water to pond.
5. A minimum 5-foot planted buffer shall be provided on all side yards. (156.092 Landscape Requirements). This is an issue on the North side, adjacent to the future planned development of lots #2 & #3.

The Planning Commission reviewed the proposed lighting. J. Dutton stated that 25 foot poles with 400 watt shoe box style lamps would be used.

The final development plan showed 26 dense yew, 24 burning bush, 21 grey owl juniper, 7 inkberry, 28 knockout shrub rose, 22 little princess spirea, 3 serviceberry, 3 white pine, and 134 zagreb coreopsis. In addition to the plantings shown, the developer agreed to plant a minimum of 2 deciduous trees on the east side of Lot #1. D. Keene suggested Ginkgo trees.

As noted in the memo dated January 28, 2008 from Juneau Associated, Inc., P.C. to Mr. Kevin Flaughter, the developer should provide site lighting calculations; a land owner agreement for work offsite; final sign details; an approved copy of the IDOT permit, and lawn irrigation plans for the Village's approval.

C. Vincent made a motion to recommend to the Village Board the approval of the 5 variances as requested by the developer on the memo dated January 24, 2008 from Woolpert, Inc. to Mr. John Dutton, Juneau Associates, Inc. The motion was seconded by D. Drobisch. Roll Call: Drobisch-aye; Floyd-aye; Frey-aye; Keene-aye; Vincent-aye. Motion carried all ayes.

D. Drobisch made a motion to recommend to the Village Board the approval of the Final Development Plan – Maryville Retail Center – Lot #1 (Walgreens) to the Village Board. The motion was seconded by D. Keene. Roll Call: Drobisch-aye; Floyd-aye; Frey-aye; Keene-aye; Vincent-aye. Motion carried all ayes.

Other Business

There being no further business to discuss, D. Keene made a motion to adjourn the meeting at 7:53 p.m. The motion was seconded by D. Drobisch. Motion carried – all ayes.