

Maryville Planning Commission  
December 18, 2006

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:05 p.m. on December 18, 2006 in the Village Hall by Chairperson R. Covarrubias.

**Roll call**

Members Present: L. Benesh, R. Covarrubias, D. Drobisch, S. Frey, C. Short, C. Vincent  
Members Absent: M. Floyd  
Additional Attendees: J. Dutton, K. Flaughner, L. Gullledge, R. Limberg

**Approval of Minutes**

Chairperson Covarrubias called for a review of the minutes from the October 23, 2006 meeting and the October 30, 2006 special 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**

**Development Plan – 1<sup>st</sup> Baptist Church Addition**

No one was present representing the 1<sup>st</sup> Baptist Church.

K. Flaughner stated that the development plan is for an 18,800 sq. ft. addition. The addition will be used for a youth center and contain a gymnasium, auditorium, indoor track, work-out rooms and other amenities.

J. Dutton, Juneau Associates, Inc., P.C. stated that R. Keepes, Juneau Associates, Inc., P.C. had reviewed the revised plan and that the revised drawings addressed the review comments on the letter dated December 7, 2006. A second review memo dated December 18, 2006 noted that 1) an erosion control plan was not submitted, and 2) A grading plan was not submitted. J. Dutton, Juneau Associates, Inc., P.C. stated that neither is necessary. Any erosion which occurs will occur on property owned by the church. Also, the building addition will be constructed at the existing grade. Item 3 noted that the water service connection to the existing water main should be provided with a wet tap and should be provided under the direction and inspection of the public works department.

S. Frey and R. Covarrubias questioned what the exterior of the building would be if this is to be the final addition to this side of the building. If this is to be the final addition, it was mentioned that a metal exterior would not be similar to other development in the immediate area (Cambridge House). Furthermore, it was suggested that if this is the final addition, a brick exterior would be preferred.

L. Benesh made a motion to recommend approval of the development plan to the Village Board as presented. Motion was seconded by C. Vincent. Roll Call: Benesh-aye; Covarrubias-no; Drobisch-aye; Frey-no; Short-aye; Vincent-aye. Motion carried – 4 ayes, 2 nos.

**Other Business**

R. Covarrubias requested that K. Flaughner provide a new list of Planning Commission members (to include e-mail addresses if possible) and send with the next agenda.

R. Covarrubias requested that K. Flaughner send out the agenda / public hearing notices early and include a brief explanation of the ordinance changes.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by L. Benesh. Motion Carried – all ayes.