

**Maryville Planning Commission  
February 27, 2006**

The regular meeting of the Maryville Planning Commission was called to order at 7:02 p.m. on February 27, 2006 in the Village Hall.

K. Flaughter noted that the Public Hearing and subsequent agenda item related to the public hearing had been cancelled.

In the absence of Chairperson Covarrubias, C. Vincent motioned to nominate M. Floyd as acting Chairperson. The motion was seconded by S. Frey. The motion carried, all ayes.

**Roll Call**

Members present: L. Andrews, M. Floyd, S. Frey, C. Vincent  
Members absent: L. Benesh, R. Covarrubias, D. Drobisch  
Additional Attendees: J. Dutton, K. Flaughter, L. Gullede, R. Schmidt,

**Approval of Minutes**

Acting Chairperson Floyd called for a review of the minutes from the December 12, 2005 special meeting. In the absence of a quorum of members present from the December 12, 2005 meeting, action on the minutes was deferred to the end of the meeting.

**New Business**

**Development Plan – All-Jer Development (Maryville Medical Building)**

Ross Koch, Engineer for the developer was present to answer any questions from the Planning Commission. J. Dutton from Juneau Associates, Inc., P.C. presented a review memo dated February 27, 2006 prepared by R. Keepes, P.E. Mr. Dutton stated that all previous comments by Juneau and Associates had been satisfactorily addressed by the developer.

Upon further review, it was discovered that the developer had not made a written request for a variance from Village Ordinance limiting site coverage to 70%. The plan submitted indicated coverage to be 80%. This was confirmed by Mr. Koch. Mr. Koch then verbally requested a variance from the required site coverage limitation due to lot dimension constraints and parking space requirements.

L. Andrews made a motion to permit the submission of an oral request for variance provided the developer sent a written request for placement in the file tomorrow. Motion was seconded by C. Vincent. Motion carried, all ayes.

L. Gullede questioned whether or not the plat showed a 10 foot easement for a sidewalk to be placed along Vadalabene Drive. J. Dutton confirmed that the easement was not shown on the plat.

It was also noted that an additional 10 foot of utility easement (bringing the total to 20 feet) was needed for sanitary sewer installation. J. Dutton also noted that the plat had not been signed by the engineer for the developer.

C. Vincent made a motion to recommend to the Village Board the granting of a variance to allow the site coverage to be 80% which is 10% greater than allowed by ordinance. The site is dimensionally

constrained and the developer is meeting the parking space requirement. Motion was seconded by M. Floyd. Motion carried, all ayes.

C. Vincent made a motion to recommend approval of the All-Jer Development contingent upon the developers' engineer signing the plans and documenting on the plat the additional 10 feet of utility easement and the 10 foot easement for a sidewalk along Vadalabene Drive. Motion was seconded by L. Andrews. Motion carried, all ayes.

### **Special Use Permit for MVOB 1<sup>st</sup> National Bank**

John Dorsey, V.P. of the 1<sup>st</sup> National Bank was present to request a recommendation from the Planning Commission for a special use permit for MVOB. The new bank facility will be located between the "One-Stop" and "Bobby's Frozen Custard" on the West side of N. Center Street.

L. Andrews made a motion to recommend to the Zoning Board of Appeals that the special use permit be issued to the 1<sup>st</sup> National Bank. M. Floyd seconded the motion. Motion carried, all ayes.

### **Other Business**

L. Gullidge noted that the minutes of the December meeting could be acted upon, L. Andrews could vote "present".

C. Vincent made a motion to accept the minutes from the December 12, 2005 meeting as presented. Motion was seconded by M. Floyd. Roll Call: Andrews – Present; Floyd – aye; Frey – aye; Vincent – aye. Motion carried, all ayes.

S. Frey noted for the record that no meeting of the Planning Commission was held in January, 2006.

There was no other business brought before the Planning Commission

### **Adjournment**

With no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:43 p.m. The motion was seconded by M. Floyd. Motion carried, all ayes.