

Maryville Planning Commission – January 26, 2004

Chairperson Covarrubias opened the meeting at 7:00 p.m.

Members present: L. Benesh, T. Cadagin, R. Covarrubias, S. Frey, and C. Vincent.
Members absent: M. Floyd and M. Langley. Additionally present were K. Flaughner, L. Gulledge, and R. Schmidt.

Chairperson Covarrubias requested a review of the minutes from the December 8, 2003 Special Meeting. R. Covarrubias made a motion to accept the minutes as presented. The motion was seconded by L. Benesh. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-aye; Frey-aye; Vincent-aye. Motion carried, all ayes.

Chairperson Covarrubias called for the first item on tonight's agenda, Executive Plaza, MVOB – Advisory Report. There being no one present representing the development, Chairperson Covarrubias postponed any discussion and elected to continue the meeting with the second item on the agenda.

Planning Commission Procedures – Steve Wigginton, Village Attorney

As a result of recent legislation, public hearings must now to be conducted in the manner of “mini-trials” which require petitioners and objectors to be sworn in as witnesses and testify under oath. Both the petitioner and objector are to be given equal time in presentation of their case.

S. Wigginton, Attorney for the Village, presented the procedures to be used in conducting public hearings on zoning amendments, applications for variations and special use permits. A three page procedure document was distributed to all members present. This document will be used as a “script” when conducting a public hearing.

At the completion of the presentation by S. Wigginton, a question and answer period was held.

Noting the presence of the developers for the first item on tonight's agenda, Chairperson Covarrubias elected to suspend further discussion and call for the first item on the agenda.

Executive Plaza, MVOB – Advisory Report

The developer's, Don and Joe Osborn, were present to discuss their request for the recommendation of the Planning Commission for a special use permit to build and operate a MVOB at Executive Plaza. The developer's are planning to build a car wash with 2 automatic and 4 self service bays. The car wash will be open 24/7 with plans to have an attendant present during the daytime hours.

Executive Plaza is platted as 5 lots immediately North of the Post Office. The MVOB special use permit is being sought for the lot on the southwest corner at IL Rte #159 and Oak Drive.

Discussion ensued and the members present agreed that the request complied with the comprehensive plan in that the zoning is currently B-1. Furthermore no special conditions applied to the proposal. However, there were differing opinions as to the proposals compatibility with the character of the area in which it is to be located. Some members noted that the surrounding area was largely comprised of professional office buildings and that a car wash could be a detrimental to this setting. Other members noted that the building, as presented, would have an up-scale architectural look with the use of raised shingles and a contrasting colored raised brick and that it would not detract from the surrounding developments.

The developers were questioned if they felt there was enough demand to support another car wash in the immediate area, and whether or not they had conducted any studies to measure the demand for another car wash in the area. The developers replied that they had not conducted any studies but pointed out the number of car washes in Glen Carbon and Collinsville, and that they had talked to others who convinced them that there was enough demand to support another car wash.

C. Vincent made a motion to recommend to the Zoning Board of Appeals, the approval of the developers request for a special use permit. Motion was seconded by T. Cadagin. Roll Call: Benesh-aye; Cadagin-aye; Covarrubias-no; Frey-no; Vincent-aye. Motion passed, 3-2.

Planning Commission Procedures

Chairperson Covarrubias directed the members to continue their discussion regarding the procedures to be used during public hearings.

The members agreed that:

1. A check list should be developed to be used during the hearings.
2. Each side should have 15 minutes to present their cases.
3. Procedures should be handed out to everyone present.
4. All present should fill out 3 x 5 cards with their name & address and indicate whether they were for or against the petitioner.

A brief discussion was held concerning the zoning of property along IL Rte #159 with the intent to make it all commercial (B-1). It was agreed to table further action until completion of the revised comprehensive plan for the village.

C. Vincent made a motion to adjourn the meeting at 8:48 p.m. Motion was seconded by T. Cadagin. Motion carried, all ayes and the meeting was adjourned