

**Maryville Planning Commission – January 14, 2002
Special Meeting**

The meeting was called to order by R. Covarrubias at 7:03 p.m. Members present: T. Cadagin, R. Covarrubias, and S. Frey. Additionally, J. Dutton, K. Flaughter, and L. Gullede were present.

Chairperson Covarrubias requested that the minutes from the December 3, 2001 special meeting be held for review until the regular meeting of the Planning Commission scheduled for January 28, 2002.

Chairperson Covarrubias noted that a quorum was present.

Maryville Town Center – Final Plat Approval

D. Keller, the developer and C. Juneau, the engineer for the development were present to answer questions from the Planning Commission members present.

C. Juneau, Juneau Associates, Inc., P.C. reported that several changes had been made to the Final Plat from the previous Preliminary Plat that was recommended for approval on July 22, 2000.

1. Parcel #1 is larger, but still in the same location.
2. Konsky Drive was widened to 4 lanes per IDOT specifications and signalized.
3. Town Center Drive is now 6 lanes wide, an additional 20-ft. was added to the width and it also will be signalized.
4. The off-ramp at I-55/70 will be moved slightly to the West and is to be signalized.
5. One additional entrance has been added to parcel one, the preliminary plat had 2 entrances, the final plat has three.

During further discussions, it was noted that the Final Plat showed no access to Parcel #1 from An-Ja-Lo Drive to the North. In the future, it would be possible to allow access to Parcel #2.

K. Flaughter reported that he did not see any fire safety issues with the development as platted. All points of ingress, egress and turn around areas were sufficient.

It was noted that the berm/dam of the detention pond designed to service the Final Plat area had been raised by six feet and widened due to previous problems. C. Juneau reported that additional seeding and the altering of an inlet structure remained to be completed. Mr. Juneau also reported that the detention area is currently designed to handle a 100-year storm.

John Dutton of Juneau Associates, Inc., P.C. reported that the Final Plat as shown met all of the ordinances of the Village of Maryville.

R. Covarrubias made a motion to recommend the approval of the Final Plat as presented. T. Cadagin seconded the motion. Roll Call: Cadagin-aye; Covarrubias-aye; Frey-aye. Motion passed, all ayes.

Other Business

A Pre-Preliminary discussion was held with G.M. Gharst, P.L.S., engineer for the potential developer of Parcel #1. Mr. Gharst presented drawings for a Wal-Mart Supercenter on Parcel #1. A discussion ensued in which the developer discussed the potential for several variance requests.

With no further business to discuss R. Covarrubias made a motion to adjourn. T. Cadagin seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:02 p.m.