

**Maryville Planning Commission  
November 28, 2011  
Public Hearing**

The scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:00 p.m. to consider a proposed amendment to the zoning code section 156.047 (C) (3) regarding off street parking pavement requirements. The proposed amendment was read to all present and public comment was requested. There being no comments from the public, the hearing was closed at 7:04 p.m.

The scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:04 p.m. to consider a proposed amendment to the subdivision code section 154.070 regarding pavement structures. The proposed amendment was read to all present and public comment was requested. There being no comments from the public, the hearing was closed at 7:07 p.m.

**Regular Meeting**

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:07 p.m. on November 28, 2011 in the Village Hall.

**Roll Call:**

Members Present: R. Covarrubias, M. Floyd, S. Frey, D. Keene, T. Nemsky, C. Vincent

Members Absent: D. Drobisch

Additional Attendees: J. Dutton, K. Flaughner, M. Vallino

Chairperson Covarrubias requested a review of the minutes from the May 23, 2011 meeting. D. Keene made a motion to recommend the approval of the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

Recommendation of a minor subdivision for Robert O'Rourke at 2824 Keebler Road

Members of the Planning Commission reviewed the final plat and a review memo from Juneau Associates, Inc., P.C. dated November 16, 2011. John Dutton, from Juneau Associates, Inc., P.C. stated that all concerns in the review memo had been satisfactorily addressed by the requestor. K. Flaughner was asked if there were any concerns with providing fire protection to the lots in the proposed minor subdivision. He replied that there were none. A comment was made regarding the drainage across the property; K. Flaughner responded that the drainage would have to be corrected in order to get a building permit. C. Vincent made a motion to recommend approval to the Village Board for the minor subdivision at 2824 Keebler Road. D. Keene seconded the motion. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried all ayes.

**Recommendation of proposed amendment to Zoning Code Section 156.04**

The proposed amendment to section 156.047 C, 3 read as follows:

"All parking areas and driveways in the MR-2, B-1, and B-2 Districts shall be properly drained and paved with an all weather surface consisting of concrete or bituminous concrete paving."

Members of the Planning Commission discussed whether or not this may too restrictive in that the wording would exclude surfaces that are considered to be "green" surfaces such as porous concrete or porous pavers. It was concluded that a developer could request a variance if a "green" surface was desired.

T. Nemsky suggested that a minor wording change, "hot or warm mix asphalt" rather than bituminous concrete may be desirable to make the proposed amendment consistent with 2007 IDOT wording. C.

Vincent made a motion to recommend to the Village Board the amendment to section 156.047 C, 3, reading as follows:

“(3) All parking areas and driveways in the MR-2, B-1, and B-2 Districts shall be properly drained and paved with an all weather surface consisting of concrete or bituminous hot mix asphalt or warm mix asphalt paving”. D. Keene seconded the motion. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried all ayes.

**Recommendation of proposed amendment to Subdivision Code Section 154.070**

The following sections are proposed to be added:

“(C) All new or replacement driveways constructed for new and/or existing residences shall have a 2-inch expansion joint installed where the driveway abuts the back of curb/gutter and where the driveway abuts the garage slab as shown on the Detail Sheet at the end of this Chapter. These expansion joints shall be maintained by the property owner.

“(D) All concrete street pavements shall be required to have expansion joints at locations noted as A2 on the Detail Sheet for PCC Pavement Special (Non-reinforced) Detail at the end of this Chapter.”

Following a brief discussion, C.Vincent made a motion to recommend that the sections above be sent back for re-wording to specify the type of driveway, street, and joint filler to be used by the home owner or developer. M. Floyd seconded the motion. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Aye, Nemsky-Aye, Vincent-Aye. Motion carried all ayes.

**Other Business**

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:58 p.m. The motion was seconded by D. Keene. The motion carried - all ayes.