

Maryville Planning Commission
March 23, 2015
Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:01 p.m. on March 23, 2015 in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, M. Floyd, S. Frey, D. Keene, T. Nemsky

Members Absent: D. Drobisch, C. Vincent

Additional Attendees: L. Gulledge, C. Juneau, R. Schmidt, C. Short, M. Vallino

Chairperson Covarrubias requested a review of the minutes from the February 23, 2015 meeting.

D. Keene made a motion to recommend the approval of the minutes as presented. The motion was seconded by T. Nemsky. Motion carried all ayes.

Recommendation Final Development Plan / Mid America Plastic Surgery

J. Venvertloh was present to answer questions on the development. The proposed development is located at 4955 S. Rte. #159 (formerly Budget Blinds). The proposed building will be 9800 sq. ft. and hold two tenants. The developer presented a request for a variance from the required 78 parking spaces to 68 parking spaces. D. Keene made a motion to recommend the developer's requested variance request for 69 parking spaces to the Village Board. The motion was seconded by M. Floyd. Roll Call: R. Covarrubias – aye, M. Floyd – aye, S. Frey – aye, D. Keene – aye, T. Nemsky – abstain. Motion passed.

A review memo dated March 11, 2015 from Juneau Engineering & Land Surveying was received by the Planning Commission. There were 9 review comments requiring resolution by the developer and the Village of Maryville. The developer presented a revised set of plans which had not been reviewed by Juneau Engineering and Land Surveying. Mr. Venvertloh stated that the revised sets of plans were delivered to the Village Administration office on Friday, March 20, 2015. A copy of these plans could not be found by Mayor Gulledge on the evening of March 23, 2015. A lengthy discussion ensued regarding the number of unresolved items remaining on the aforementioned letter from Juneau Engineering.

D. Keene made a motion to recommend approval of the final plat contingent on the developer completing items numbered 2, 3, 4, and 8 on the memo dated March 11, 2015 for job # E150706 from Juneau Engineering & Land Surveying. Further, that the revised set of plans dated March 20, 2015 be completely reviewed and approved by Juneau Engineering & Land Surveying prior to being presented to the Village Board. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-no, Keene-aye, Nemsky-abstained. Motion carried.

Other Business

Chairperson Covarrubias requested for comments from the public. There were no comments from the public.

The Mayor promised that he would direct the Building and Zoning Administrator, K. Flaughter, to complete a submission schedule for the entire year. The schedule would be for all parties interested in bringing business before the Planning Commission for review and/or approval. It was evident from the proceedings at the meeting tonight that the developer had presented plans to the Village too late for a complete review by the Village Engineer prior to the scheduled meeting.

Chairperson Covarrubias requested that new, updated binders of current ordinances be prepared and given to all members of the Planning Commission. Mayor Gulledge agreed to have new binders prepared and given to all members of the Planning Commission.

There being no further business to discuss, D. Keene made a motion to adjourn the meeting at 8:02 p.m. The motion was seconded by T. Nemsky. The motion carried all ayes.



■ 2100 State Street
P.O. Box 1325
Granite City, IL 62040
618-887-1400 • F. 618-452-5541

✓ 100 N. Research Dr.
Edwardsville, IL 62025
618-659-0900 • F. 618-659-0941

■ 330 N. Fourth Street, Suite 200
St. Louis, MO 63102
314-241-4444 • F. 314-909-1331

March 11, 2015
Job No E150706

Mr. Kevin Flaughter, Zoning Administrator
Village of Maryville
2520 N. Center Street
Maryville, IL 62062

Re: Plan Review
Mid America Plastic Surgery
Maryville, Illinois

Dear Mr. Flaughter:

As requested, we have reviewed the final improvement plans prepared by TWM, Inc. dated March 2, 2015 for Mid America Plastic Surgery proposed at 4955 Illinois Route 159 in Maryville, Illinois. We offer the following review comments for your use:

1. The building and parking lot setback lines shown on the plan shall match the legend and shall be dimensioned.
2. A landscape plan shall be provided for review and approval.
3. A construction detail for the detention basin outlet structure shall be provided.
4. Documentation should be provided to the Village of Maryville that an access permit and utility permit have been obtained from the Illinois Department of Transportation. The utility permit should indicate approval for constructing the proposed force main in State right-of-way and that the force main is privately owned and maintained.
5. Prior to construction of the retaining wall, the Contractor shall submit construction drawings for the retaining wall and required railing signed and sealed by a Registered Structural Engineer.
6. Sign details shall be submitted to the Village of Maryville Zoning Administrator for approval prior to construction.
7. The size of the fire main and the domestic water main shall be indicated on the plan.
8. A plat for the proposed waterline easement shall be provided to the Village of Maryville for their approval.
9. Building elevations and sections shall be submitted for Village review and approval.

If you should have any questions regarding this review or we can provide the Village of Maryville any additional assistance, please let me know.

Respectfully submitted,

JUNEAU ASSOCIATES, INC., P.C.

Ron Keepes, P.E.

/RAK

cc: Mayor Larry Gulledge, Ed Kostyshock, Public Works Chairman, Patrick Presson, Public Works Director,
Jolene Henry, Village Clerk