

Maryville Planning Commission
August 24, 2015
Amended

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:00 p.m. on August 24, 2015 in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, S. Frey, D. Keene, T. Nemsy, and C. Vincent

Members Absent: D. Drobisch and M. Floyd

Additional Attendees: L. Gullede, K. Flaughter, B. Massa, R. Schmidt, and M. Vallino

A review of the minutes from the July 27, 2015 meeting was completed. C. Vincent made a motion to recommend the approval of the minutes as presented. The motion was seconded by S. Frey. Motion carried all ayes.

Recommendation – Final Subdivision Plat – Villas of Remington – 1st Addition

K. Flaughter reported that the developer requested to be removed from the agenda and added to the agenda for the regular meeting scheduled for September 28, 2015.

Recommendation – Final Development Plan – Maryville Christian High School

A review memo dated August 24, 2015 from Juneau Associates, Inc., P.C. was received by the Planning Commission. R. Massa, Jr., P.E. stated that all previous comments relevant to the Village Code and the Final Development Plan had been addressed with the exception of the Landscape Plan. R. Massa further stated that the Final Development Plan met Village Code with the exception of the Landscape Plan. Correspondence from the developer indicated that a revised landscape plan would be submitted for review. K. Flaughter stated that all fees had been paid by the developer.

The Planning Commission questioned what was lacking in the Landscape Plan. R. Massa indicated that the plan submitted did not have a seal from a Landscape Architect, but that the plan did have the correct number and type of plantings as required by Village Code.

The Planning Commission questioned if the ingress / egress on the West side of the parking lot had been approved by IDOT, the northernmost ingress / egress appeared to be very near the roundabout on Illinois Rte. #162 and Lakeview Acres road. R. Massa and L. Gullede stated that IDOT had approved the northwest ingress / egress from the development onto Lakeview Acres road.

C. Vincent made a motion to recommend to the Village Board the approval of the Final Development Plan for the Maryville Christian High School. D. Keene seconded. Roll Call: R. Covarrubias – aye, S. Frey – aye, D. Keene – aye, T. Nemsy – aye, C. Vincent - aye. Motion passed, all ayes.

Recommendation of the Preliminary Development Plan – Circle K

The proposed development is on the North West corner of Illinois Rte. #162 and Rte. #159.

K. Flaughter stated that the developer had paid all the required fees and that all paperwork was in order.

Representatives for the developer, Patrick Bennett, Core Station Engineering Group, and David Cleeton, Construction Manager for Circle K were present to answer any questions by the Planning Commission.

The building on the site will be approximately 6,100 sq. ft. in size.

A review memo dated August 24, 2015 from Juneau Associates, Inc., P.C. was received by the Planning Commission. Three items were noted for correction, which had been discussed previously with the

developer and Juneau Associates, Inc. P.C. Items 2 and 3 require IDOT approval as the proposed work is on the IDOT right of way. In any case, it was the opinion of Juneau Associates, Inc. P.C. that the items were minor and that resolution could be reached during the review and approval of the construction plans.

The Planning Commission requested that the proposed development use a monument sign, and not use chain link fencing, but other more attractive fencing to secure certain areas.

It was noted by the Planning Commission that the development did not contain the required number of parking spaces as per Village Ordinance. The developer agreed to submit a request for variance on the number of parking spaces.

D. Keene made a motion to recommend to the Village Board the approval of the Preliminary Development Plan – Circle K contingent upon the developer submitting a request for variance in the number of parking spaces required. C. Vincent seconded. Roll Call: R. Covarrubias – aye, S. Frey – aye, D. Keene – aye, T. Nemsy – aye, C. Vincent - aye. Motion passed, all ayes.

Recommendation to the Zoning Board of Appeals for a MVOB Special Use Permit – Circle K

It was noted that the proposed development will operate 24 hours a day, 7 days a week. All adjoining property is currently zoned commercial. There are no residential properties in the immediate area that have not already been zoned commercial.

C. Vincent made a motion to recommend to the Zoning Board of Appeals the approval of the MVOB Special Use Permit for the Circle K development plan. D.Keene seconded. Roll Call: R. Covarrubias – aye, S. Frey – aye, D. Keene – aye, T. Nemsy – aye, C. Vincent - aye. Motion passed, all ayes.

Other Business

The Planning Commission questioned if the current Village Ordinances for erosion control were adequate. It was noted that the Village is paying for an “Erosion Control System – Autumn Oaks”. L. Gulledge explained that the erosion was uncovering a sewer line in the subdivision. R. Massa, Juneau Associates, Inc., P.C. stated that the erosion was a naturally occurring process and that he believed that current Village Ordinances were adequate.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 8:07 p.m. The motion was seconded by D. Keene. The motion carried all ayes.