

Maryville Planning Commission

September 14, 2015

Special Meeting

The special meeting was called to order at 7:03 p.m. on September 14, 2015 in the Village Hall by Chairperson R. Covarrubias.

Roll Call:

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

Members Absent: M. Floyd, T. Nemsky

Additional Attendees: K. Flaughner, L. Gullledge, C. Juneau, R. Schmidt, C. Short

The purpose of the special meeting was to review and approve the minutes from the August 24, 2015 meeting and make a recommendation on the Final Development Plan for the proposed Circle K gas station and convenient mart.

Chairperson Covarrubias requested a review of the August 24th meeting. C. Vincent made a motion to approve the minutes, as amended. D. Drobisch seconded. Motion carried all ayes.

Final Development Plan – Circle K

K. Flaughner, Building & Zoning Administrator stated that all required documents had been received and that all fees had been paid by the developer. K. Flaughner also stated that the MVOB special use permit had been approved by the Village Zoning Board of Appeals.

Mr. Patrick Bennett was present to answer any questions on behalf of the developer.

The developer presented a request for variance in the number of parking spaces required by Village ordinance from 49 to 45.

A review memo dated September 14, 2015 for job no. E150719 was received from Juneau Associates, Inc., P.C. in which 3 comments were made that the developer needs to correct / provide. A copy of the memo should be attached to the minutes for documentation. In discussion it was noted that the light spillage is on the North and West sides of the proposed development (comment #1). Verbal agreement was reached with the adjoining property owner to extend the culvert from State Rte. #159 and fill the low area (comment #2).

The developer has agreed to construct a 10' by 10' monument sign instead of a pylon or pole sign. The landscaping provided in the developers plan meets the Village Ordinance per review by Juneau Associates, Inc., P.C. said landscaping to be comprised of 5 trees and sodded areas.

D. Keene made a motion to recommend approval to the Village Board of the developer's request for a variance in the number of parking spaces from 49 to 45. Motion was seconded by C. Vincent. Roll Call: R. Covarrubias – aye, D. Drobisch – aye, S. Frey – aye, D. Keene – aye, C. Vincent - aye. Motion passed all ayes.

D. Drobisch made a motion to recommend approval to the Village Board of the Final Development Plan for Circle K contingent upon the developer meeting the 3 requirements in the review memo dated September 14, 2015 from Juneau Associates, Inc., P.C. Motion was seconded by D. Keene. Roll Call: R. Covarrubias – aye, D. Drobisch – aye, S. Frey – aye, D. Keene – aye, C. Vincent - aye. Motion passed all ayes.

Chairperson Covarrubias called for public comments. L. Gullede stated that he was glad to have Circle K in the Village and thanked them for changing their plans to a monument sign.

Other Business

K. Flaughter stated that there were no agenda items, as yet, for the regular meeting scheduled for September 28, 2015. Therefore, there probably would not be a meeting.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:33 p.m. The motion was seconded by D. Keene. The motion carried all ayes.