

**MARYVILLE PLANNING COMMISSION**  
**February 22, 2016**

**Public Hearing**

**Public Hearing #1 - Embrich Properties – SR-1 to B-1**

The hearing was opened at 7:00 p.m. by Chairperson Covarrubias. K. Flaughner reported that this property is on State Route 159 and was recently annexed into the Village. The request for rezoning agrees with the current comprehensive plan for the Village. All paperwork and fees have been received from the petitioner in good order. Chairperson Covarrubias called for comments from members of the Planning Commission or the Public. There being none, the public hearing was closed at 7:03 p.m.

**Public Hearing #2 – Al Cusanelli – SR-1 to B-1**

The hearing was opened at 7:05 by Chairperson Covarrubias. K. Flaughner reported that this property is on State Route 162 across from Anderson Hospital and is surrounded by property zoned B-1. All paperwork and fees have been received from the petitioner in good order. Chairperson Covarrubias called for comments from members of the Planning Commission or the Public. There being none, the public hearing was closed at 7:07 p.m.

**Public Hearing #3 – Del Tegtmeier – SR-1 to B-1**

The hearing was opened at 7:10 by Chairperson Covarrubias. K. Flaughner reported that this property is on State Route 159. The request for rezoning agrees with the current comprehensive plan for the Village. All paperwork and fees have been received from the petitioner in good order. Chairperson Covarrubias called for comments from members of the Planning Commission or the Public. There being none, the public hearing was closed at 7:11 p.m.

**Public Hearing #4 – Derrick Cox – SR-1 to MR-1**

The hearing was opened at 7:15 p.m. by Chairperson Covarrubias. K. Flaughner reported that this property is at 2207 Williams Street. All paperwork and fees have been received from the petitioner in good order. Chairperson Covarrubias called from comments from members of the Planning Commission or the Public. Mr. Cox was present and provided pictures of the property and the immediate surrounding properties. He explained that he intends to build a two family duplex on the site. He also stated that he lives in the neighborhood. There being no other comments, Chairperson Covarrubias closed the hearing at 7:18 p.m.

**Regular Meeting**

The regular meeting of the Maryville Planning Commission was called to order at 7:18 p.m. on February 22, 2016 by Chairperson Covarrubias in the Village Hall.

**Roll Call:**

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

**Members Absent:** D. Drobisch, M. Floyd

**Additional Attendees:** K. Flaughner, L. Gulledege, B. Massa (Juneau Associates), R. Schmidt

Chairperson Covarrubias called for a review of the minutes from the September 14, 2015 meeting of the Planning Commission. D. Keene made a motion to approve the minutes as presented. The motion was seconded by C. Vincent. Motion carried, all ayes.

**Recommendation for Rezoning – Embrich Properties – SR-1 to B-1**

There was no representative for the property in attendance. The property is located at 2910 Maryville Road (State Route 159). The application states that the residential property was purchased to establish a plumbing business.

C. Vincent made a motion to recommend to the Village Board the petitioner request for rezoning from SR-1 to B-1 as the request also agrees with the current comprehensive plan for the Village. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye; Frey-aye; Keene-aye; Nemsky-aye; Vincent-aye. Motion carried, all ayes.

**Recommendation for Rezoning – Al Cusanelli – SR-1 to B-1**

Mr. Cusanelli was present to answer questions from the Planning Commission. The property is located at 6805 State Route 162 and is currently under contract to be sold for commercial (medical office) use. It was noted that this property is not part of the sales tax, revenue producing restricted property immediately adjacent to it.

D. Keene made a motion to recommend to the Village Board the petitioner request for rezoning from SR-1 to B-1. The motion was seconded by T. Nemsky. Roll Call: Covarrubias-aye; Frey-aye; Keene-aye; Nemsky-aye; Vincent-aye. Motion carried, all ayes.

**Recommendation for Rezoning – Del Tegtmeier – SR-1 to B-1**

Mr. Tegtmeier was present to answer questions from the Planning Commission. The property is located at 2401 South Center Street ( State Route 159).

C. Vincent made a motion to recommend to the Village Board the petitioner request for rezoning from SR-1 to B-1 as the request also agrees with the current comprehensive plan for the Village. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye; Frey-aye; Keene-aye; Nemsky-aye; Vincent-aye. Motion carried, all ayes.

**Recommendation for Rezoning – Derrick Cox – SR-1 to MR-1**

Mr. Cox was present to answer questions from the Planning Commission. The property is located at 2207 Williams Street. Mr. Cox intends to build a two family home (duplex) on the lot. D.Keene noted that the proposed rezoning request follows with the adjacent properties in the area. Mr. Cox also stated that he lives down the street and intends to be a good land lord.

D. Keene made a motion to recommend to the Village Board the petitioner request for rezoning from SR-1 to MR-1. The motion was seconded by T. Nemsky. Roll Call: Covarrubias-aye; Frey-aye; Keene-aye; Nemsky-aye; Vincent-aye. Motion carried, all ayes.

**Recommendation of Preliminary Development Plan – Dr. Megahy**

Dr. Megahy was present to answer questions from the Planning Commission. K. Flaughter, Building and Zoning Administrator, stated that all required documents had been received and that all fees had been paid by the developer.

A review memo dated February 3, 2016 for job no. E160703 was received from Juneau Associates, Inc., P.C. in which 8 comments were provided. Mr. B. Massa, P.E. Juneau Associates, Inc., P.C. stated that the developer needs to make the corrections, per the memo, prior to submission of the improvement plans and final development plans. A copy of the memo should be attached to the minutes for documentation. R. Schmidt questioned whether the house that is currently on the lot would remain. Dr. Megahy stated that the house would remain with the first floor being converted to offices. It was noted that the house was built in 1852 and would probably need to be made ADA compliant.

D. Keene made a motion to recommend to the Village Board the preliminary development plan as presented. The motion was seconded by C. Vincent. Roll Call: Covarrubias-aye; Frey-aye; Keene-aye; Nemsky-aye; Vincent-aye. Motion carried, all ayes.

**Other Business**

L. Gulledge reported that the Enterprise Zone was approved in January and is in place along with the TIF district which has been in existence for approximately one year. Several surrounding communities entered into an Enterprise Zone agreement at the same time (Troy, St. Jacob, Highland, Glen Carbon, Edwardsville).

The enterprise zone provides state sales tax abatement to the developer on any permanent building supplies used in any development within the approved enterprise zone. There will be no change to the review process by the Planning Commission on future developments within the zone.

L. Gulledge stated that the potential exists for the development of a small strip mall in the next few months.

L. Gulledge stated the approval of a contract agreement is imminent for a potential marketing plan for future commercial development within the Village. L. Gulledge also stated that he would like to see a few more restaurants and a grocery store in the Village.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:57 p.m. The motion was seconded by D. Keene. The motion carried all ayes.

February 3, 2016  
Job No E160703

Mr. Kevin Flaughner, Zoning Administrator  
Village of Maryville  
2520 North Center Street  
Maryville, IL 62062

Re: Plan Review | Rte. 162 Medical Center, Maryville, Illinois

Dear Mr. Flaughner:

We have reviewed the Preliminary Development Plan prepared by Thouvenot, Wade, and Moerchen, Inc. for the proposed Rte. 162 Medical Center to be located along State Route 162 across from Anderson Hospital.

Regarding the requirements of Section 156.026, we offer the following:

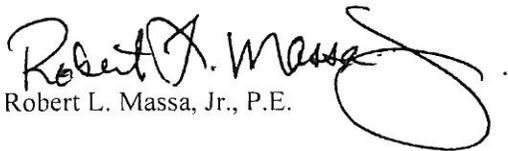
1. The plan shows the sanitary sewer extended and a sanitary lateral into the property to serve the Medical Office. The sewer main should be extended into the property on an easement to serve the existing house. Each building should have its own lateral.
2. For the access entrance off of Illinois Route 162, the plan should show that an easement will be provided on the lot to the east of the development for this shared access.
3. The plan does not show any proposed storm sewer.
4. The plan should show all existing utilities, including the existing septic tank and drain field.
5. The Engineer should confirm that the parking lot layout will allow for the turning movements of a fire truck.
6. Concentrated discharge flow from the detention basin will adversely impact the adjacent property owner. The drainage design for the improvement plans shall address this concern.
7. Discharge from the detention basin will be limited to the pre-developed rate from the drainage area currently draining to the northeast corner, not the pre-developed rate for the entire property.
8. Confirm that additional accessible parking will not be required based on the medical use of the facility.

These items can be addressed on the submittal of the Improvement Plans. Upon approval of this Preliminary Plan, the Improvement Plans should also include the following information at a minimum: boundary information, building and parking setbacks, landscape plan, erosion control, parking area illumination information, and all other information as required by the Village Ordinance.

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.**

  
Robert L. Massa, Jr., P.E.

/RLM

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