

MARYVILLE PLANNING COMMISSION
March 28, 2016

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on March 28, 2016 by Chairperson Covarrubias in the Village Hall.

Roll Call:

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

Members Absent: M. Floyd, T. Nemsy, C. Vincent

Additional Attendees: K. Flaughter, L. Gullede, B. Massa (Juneau Associates), C. Short, M. Vallino

Chairperson Covarrubias called for a review of the minutes from the February 22, 2016 meeting of the Planning Commission. D. Keene made a motion to approve the minutes as presented. The motion was seconded by D. Drobisch. Motion carried, all ayes.

Recommendation of Preliminary Development Plan – Dental & Business Office Space

The property is located at 2933 Maryville Road (State Route 159) and is approximately .89 of an acre. B. Netemeyer, PE, SE, Dr. M. Murphy, and Dr. P. Murphy were present to answer any 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 March 28, 2016 for job no. E160706 was received from Juneau Associates, Inc., P.C. It was determined that the review memo was not for the version of the preliminary plan that the developer had submitted for review this evening. Several revisions had been done from the preliminary plan dated 2/19/2016 reviewed by Juneau Associates, Inc., P.C. The developer also submitted 8 requests for variance from various ordinances of the Village, upon review, 2 were eliminated as not necessary as the revised plan had addressed them.

Members of the Planning Commission reviewed the remaining variance requests and made suggestions for changes to the developer. Further discussion ensued in which several questions were raised regarding proposed drainage and detention, landscaping, and retaining wall(s).

D. Drobisch made a motion to table any action on the preliminary plan until Juneau Associates, Inc., P.C. had time to review the plan presented this evening, the developer had time to review the request for variances and prepare answers for the additional questions raised by the Planning Commission. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Keene-aye. Motion carried, all ayes.

Chairperson Covarrubias called for comments from the Public, there were none.

There being no further business to discuss, D. Keene made a motion to adjourn the meeting at 7:53 p.m. The motion was seconded by D. Drobisch. The motion carried all ayes.