

MARYVILLE PLANNING COMMISSION
May 23, 2016

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on May 23, 2016 by Chairperson Covarrubias in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, M. Floyd, S. Frey, T. Nemsy, C. Vincent

Members Absent: D. Drobisch, T. Keene

Additional Attendees: K. Flaughner, B. Massa (Juneau Associates)

Chairperson Covarrubias called for a review of the minutes from the March 28, 2016 meeting of the Planning Commission. R. Covarrubias made a motion to approve the minutes as presented. The motion was seconded by C. Vincent. Motion carried, all ayes.

Recommendation of Final Development Plan – Dental Office Space

The property is located at 2933 Maryville Road (State Route 159) and is approximately .89 of an acre. Dr. M. Murphy and Dr. P. Murphy were present to answer any questions from the Planning Commission. K. Flaughner, 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 May 13, 2016 for job no. E160706 was received from Juneau Associates, Inc., P.C. with three comments: 1) the revision date needs to be added to the latest plan submittal. 2) The proposed contours should be shown with a solid line, not dashed. 3) The Village should be provided with a copy of the drainage easement for the basin discharge.

The developer also submitted 4 requests for variance from various ordinances of the Village as shown in the letter dated 4/13/2016 from Netemeyer Engineering Associates, Inc.

Members of the Planning Commission reviewed the Final Development Plan and the 4 variance requests. Note that trash will be handled by movable tote, no provision is made for a dumpster or dumpster enclosure in the Final Development Plan.

C. Vincent made a motion to recommend approval of the Final Development Plan and four (4) variances, as shown in the letter dated 4/13/2016 from Netemeyer Engineering Associates, Inc. to the Village Board. The motion was seconded by T. Nemsy. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Nemsy-aye, Vincent-aye. Motion carried, all ayes.

Recommendation of Preliminary Development Plan – J.V.A. Plaza

The property is located at 4967 Maryville Road (State Route 159). Mr. D. Arnold was present to answer any questions from the Planning Commission. K. Flaughner, 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 May 12, 2016 for job no. E160710 was received from Juneau Associates, Inc., P.C. Noted was the fact that interior parking islands will not be provided. Also, the plans need to be revised to remove the pipe size of the culvert, pipe size will be determined during final design.

The Planning Commission suggested 1) additional landscaping in lieu of parking lot islands, 2) two – three islands in front near the handicapped parking areas, 3) one large island in the middle of the parking lot.

C. Vincent made a motion to recommend approval of the Preliminary Development Plan for J.V.A. Plaza to the Village Board. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Nemsy-aye, Vincent-aye. Motion carried, all ayes

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

K. Flaughner will send out the next agenda on June 9, 2017 or sooner.

T. Nemsy will check with IDOT to see what the ROW on State Route 159 is for causing the J.V.A. Plaza to be set at an angle from the highway.

R. Covarrubias cautioned that great care must be taken with drainage areas at the back of property lines. Owners are often not aware that the back yard of a property is a detention area and that the area cannot be changed.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:52 p.m. The motion was seconded by M. Floyd. The motion carried all ayes.