

MARYVILLE PLANNING COMMISSION
June 27, 2016

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on June 27, 2016 by Chairperson Covarrubias in the Village Hall.

Roll Call:

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

Members Absent: M. Floyd

Additional Attendees: K. Flaughter, C. Juneau (Juneau Associates), R. Schmidt

Chairperson Covarrubias called for a review of the minutes from the May 23, 2016 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by T. Nemsy. Motion carried, all ayes.

Recommendation of Final 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. Flaughter, Building and Zoning Administrator, stated that all required documents had been received and that all fees had been paid by the developer. A 2nd review memo dated June 16, 2016 for job no. E160710 was received from Juneau Associates, Inc., P.C. Memo #2 noted that all 24 items in the previous review memo dated May 31, 2016 had been addressed with the exception of item number 22. The final plan proposed for approval shows a detention basin outlet 3-1/4" in diameter which could become a recurring maintenance issue and safety concern. Should a blockage occur, ponding depths could reach over 5 feet before discharging into the overflow.

During discussion and review by the Planning Commission, C. Juneau stated that all items in the May 31, 2016 review memo had been resolved. C. Juneau also stated that the IDOT permits are in process.

T. Nemsy reported that the IDOT ROW is correct and that the building will need to be skewed to the Southwest on the site in order to maintain the as designed distance from IDOT's ROW.

The developer submitted a letter dated June 10, 2016 from Formation Architects, Inc. on behalf of the developer requesting a variance from the required number of landscape islands. The developer proposes to construct one larger landscape island in the middle of the parking area. It was noted that due to the lot size and configuration, the greenspace requirements will be met.

It was noted that an approved landscape plan was not submitted with the Final Development Plan as required by Village ordinance.

C. Vincent made a motion to recommend approval of the Final Development Plan for J.V.A. Plaza to the Village Board contingent up the receipt of an approved landscape plan that meets the Village ordinance. Motion was further expanded to include a concurrent recommendation to approve the request of the developer for a reduction in the number of landscape islands required to one. The motion was seconded by D. Drobisch. Roll Call: Covarrubias-aye; Drobisch-aye; Frey-aye; Keene-aye, Nemsy-aye, Vincent-aye. Motion carried, all ayes

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

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:24 p.m. The motion was seconded by D. Drobisch. The motion carried all ayes.