

MARYVILLE PLANNING COMMISSION
July 25, 2016

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order at 7:02 p.m. on July 25, 2016 by Chairperson Covarrubias in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, D. Drobisch, M. Floyd, S. Frey, T. Nemsy

Members Absent: D. Keene, C. Vincent

Additional Attendees: K. Flaughter, C. Juneau (Juneau Associates), M. Vallino

Chairperson Covarrubias called for a review of the minutes from the June 27, 2016 meeting of the Planning Commission. T. Nemsy made a motion to approve the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

Recommendation of Final Plat – Gingrich Minor Subdivision

The property is located on Ill. State Route 162 and consists of 9.74 acres. The owner (Gingrich) wishes to split the property, one time, into two lots. The first lot would be 3.19 acres and the second 6.56 acres. The first lot is undeveloped. The second lot currently has a house on it, occupied by the property owner.

K. Flaughter indicated that all fees and the correct paperwork had been received from the owner.

A memo from the owners' engineer, Sherrill Associates, Inc. noted that 8 corrections had been made to the Final Plat as requested by Juneau Associates, Inc., P.C. in their letter dated July 6, 2016. A memo from Juneau Associates, Inc., P.C. dated July 15, 2016 stated that all revisions had been made to the revised plan as requested for Job No. E160713, Gingrich Subdivision Final Plat.

There will not be a shared driveway for both of the lots, each lot will have their own driveway. No further development is anticipated for this parcel of land.

M. Floyd made a motion to recommend approval of the Final Plat for the Gingrich Minor Subdivision to the Village Board. The motion was seconded by T. Nemsy. Roll Call: Covarrubias-Aye; Drobisch-Aye; Floyd-Aye; Frey-Aye; Nemsy-Aye. Motion Carried, all ayes.

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

K. Flaughter noted that there were no items received by the deadline for the August meeting. However, he noted that the September meeting would likely have at least two items for review from the Osborn's, a revised final plat for the 2nd addition to the Villas at Remington and another addition to Remington Place.

R. Covarrubias stated that there were no erosion control barriers in place at the development for the dentist office on Ill. State Route 159. It was noted that dirt had been moved, trees and brush removed, with bare dirt exposed for quite some time.

K. Flaughter will contact the owner and visit the job site on Tuesday, July 26, 2016.

There being no further business to discuss, D. Drobisch made a motion to adjourn the meeting at 7:17 p.m. The motion was seconded by T. Nemsy. The motion carried all ayes.