

**MARYVILLE PLANNING COMMISSION**  
**June 27, 2022**

The meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on June 27, 2022 by Chairperson R. Covarrubias.

**Roll Call:**

**Members in Attendance:** R. Covarrubias, S. Frey, T. Nemsky, G. Peck, C. Vincent, J. Watson

**Members Absent:** M. Floyd

**Additional Attendees:** S. Fulton, C. Short, W. White, R. Massa

J. Watson was introduced as the new member of the Planning Commission, replacing D. Keene who recently resigned. J. (Joey) has been a resident of Maryville for 9 years and has a background in engineering.

Chairperson Covarrubias called for a review of the minutes from the May 23, 2022 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by G. Peck. Motion carried, all ayes.

**Petition of Green Real-Estate Holdings, LLC, owner of record requesting rezoning of 2900 Maryville Rd. from County (R-1) to Village (B-1).**

S. Fulton gave a brief overview of the location and current usage of the property at 2900 Maryville Rd. Presently, the property is being used by Advanta-Clean, a cleaning and restoration business for water and fire damage. There is an office inside the home. Scott Green, owner of the business was present to answer any questions. He stated that the property had been in business since 2018 and that the property had been used for the business since then. S. Fulton stated that all adjoining property owners had been notified of the request for rezoning. C. Vincent made a motion to recommend to the Village Board the petitioners request for rezoning the property at 2900 Maryville Rd. from County (R-1) to Village (B-1). The motion was seconded by T. Nemsky. Roll Call: Covarrubias-aye, Frey-aye, Peck-aye, Nemsky-aye, Vincent-aye, Watson-aye. Motion carried, all ayes.

**Preliminary Subdivision Plat for CPO Investments, LLC, owner of 7269 West Main St.**

S Fulton gave a brief overview of the preliminary plan, showing the location of the property.

B. Thomas, 26 Fox Mill Drive questioned if the lift station at Fox Mill Estates would be adequate to service the proposed development as shown on the preliminary plat. R. Massa, Juneau Associates, Inc. P.C. stated review regarding the adequacy of the lift station would take place at the time the construction / improvement plans were reviewed.

B. Thomas, 26 Fox Mill Drive questioned if a 4-way stop would be considered by the Village at the intersection of Fox Mill Drive, the proposed new subdivision, and West Main Street. S.

Fulton stated that current traffic patterns would not warrant it. C. Short stated that currently, there are no stop signs on West Main Street from side streets.

T. Nemsky made a motion to recommend approval of the preliminary subdivision plat for CPO Investments, LLC, owner of 7269 West Main St. The motion was seconded by G. Peck.  
Roll Call: Covarrubias-aye, Frey-aye, Nemsky-aye, Peck-aye, Vincent-aye, Watson-aye.  
Motion carried, all ayes.

Chairperson Covarrubias called from comments from the public.

There being no further comments, and no further agenda items, G. Peck made a motion to adjourn the meeting at 7:26 p.m. The motion was seconded by C. Vincent. Motion carried, all ayes.