

MARYVILLE PLANNING COMMISSION
July 25, 2022

The meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on July 25, 2022 by Chairperson R. Covarrubias.

Roll Call:

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

Members Absent: G. Peck, J. Watson

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

Chairperson Covarrubias called for a review of the minutes from the June 27, 2022 meeting of the Planning Commission. S. Fulton received a communication from J. Watson requesting that the minutes be corrected to show that he has been a resident of Maryville for 9 years, not 18 years as shown. C. Vincent made a motion to approve the minutes as corrected. The motion was seconded by T. Nemsky. Motion carried, all ayes.

Final Plat for Over the Moon Development

Chairperson Covarrubias asked S. Fulton if all required submissions had been made and all fees had been paid as required by Village Ordinance. S. Fulton responded in the affirmative. B. Massa, Juneau Associates, Inc. P.C. stated that the Final Plat had been reviewed and that all outstanding issues had been resolved. He further stated that the Final Plat, as presented, met with all Village Ordinances. The final plat agrees with the Northwood Avenue Road Improvements. The greenspace requirements for Phase I of 20% set aside have been met. Phase II and III will have additional greenspace requirements of 20% set aside each per M. Mallard, from Thouvenot, Wade & Moerchen, Inc. representing the developer. It was noted that the Village of Maryville will be paying for 50% of the road improvements for Northwood Avenue. J. Watson submitted comments in writing and they will be attached to the minutes by S. Fulton.

C. Vincent made a motion to recommend to the Village Board the approval of the Final Plat for Over the Moon Estates. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Nemsky-aye, Vincent-aye. Motion carried, all ayes.

Final Plat for Northwood Ave. Road Improvements

B. Massa, Juneau Associates, Inc. P.C. stated that the Final plat had no issues and met all Village Ordinances. S. Fulton requested that directional signs be placed at Andra to direct traffic during construction. Request was noted by M. Mallard, Thouvenot, Wade & Moerchen. R. Schmidt questioned if sidewalks were included. Sidewalks are included per M. Mallard, Thouvenot, Wade & Moerchen, Inc.

C. Vincent made a motion to recommend approval of the Northwood Avenue Road Improvements. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Nemsky-aye, Vincent-aye. Motion carried, all ayes.

Preliminary Plat West Perry Villas

Cade Osborn was present for the developer. Per S. Fulton the development is contingent upon rezoning as a PD-R. Comments were also received from J. Watson and will be attached to the minutes by S. Fulton. Discussion followed regarding the site plan. It was recommended that the developer consider adding additional parking spaces for visitors and handicapped, considering that the development will be restricted to those aged 55+. The dumpster location was questioned as being safe / practical for residents aged 55+ to use. A back exit and patio was suggested for the rear of the units. Each unit is estimated to be approximately 900 sq.ft. in size.

R. Covarrubias felt that the plan needed to be reviewed under the correct zoning. The zoning hearing should come first.

C. Vincent made a motion to table any action on the Preliminary Plat for the West Perry Villas until the zoning hearing was completed, she requested that the developer consider additional parking for visitors and handicapped. 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

There being no further comments, and no further agenda items, M. Floyd made a motion to adjourn the meeting at 7:51 p.m. The motion was seconded by T. Nemsy. Motion carried, all ayes.