

MARYVILLE PLANNING COMMISSION
August 22, 2022

Public Hearing

A request for the re-zoning of part of lot 17 of Lange's second addition to Maryville, parcel ID # 13-2-21-11-10-103-012 from SR-2 to PD-R from CPO Investments, LLC was called to order at 7:00 p.m. C. Osborn was present for the developer / owner, CPO Investments, LLC. There were three members of the public signed-in as present to speak or ask questions concerning the requested re-zoning. Questions or comments from the public were requested and questions from the planning commission members were requested. There being none, the public hearing was closed at 7:02 p.m.

The regular meeting of the Maryville Planning Commission was called to order at 7:03 p.m. on August 22, 2022. In the absence of Chairperson Covarrubias, C. Vincent was nominated as Acting Chairperson by unanimous vote.

Roll Call:

Members in Attendance: S. Frey, G. Peck, C. Vincent, J. Watson

Members Absent: R. Covarrubias, M. Floyd, T. Nemsky

Additional Attendees: S. Fulton, C. Short

Acting Chairperson Vincent called for a review of the minutes from the July 25, 2022 meeting of the Planning Commission. J. Watson made a motion to approve the minutes as shown. The motion was seconded by G. Peck. Motion carried, all ayes.

Re-Zoning of West Perry Property – Parcel ID# 13-2-21-11-10-103-015

G. Peck made a motion to recommend to the Village Board the re-zoning of West Perry, Parcel ID # 13-2-21-11-10-103-015 from SR-2 to PD-R. The motion was seconded by J. Watson. Roll Call: Frey-aye, Peck-aye, Vincent-aye, Watson-aye. Motion carried, all ayes.

Preliminary Plat for West Perry Villas

C. Osborn, representing the developer, stated that the preliminary plat had been changed from the previous one discussed and tabled at the Planning Commission meeting on 7/25/2022. The number of regular parking spaces had been increased from 7 to 8 but the number of handicapped spaces remains the same at 1. The dumpster was set back an additional 5 feet with a sidewalk from the units to the dumpster.

Per S. Fulton, B. Massa, Juneau Associates, Inc. P.C. stated that the Preliminary plat had no issues and met all Village Ordinances. .

J. Watson made a motion to recommend to the Village Board the approval of the Preliminary Plat for the West Perry Villas. The motion was seconded by G. Peck. Roll Call: Frey-aye, Peck-aye, Vincent-aye, Watson-aye. Motion carried, all ayes.

Variance for Operating a B2 Business in B1 Zoning

Dr. Kelly L. Jones, DVM was present requesting the subject variance in order to operate a small and exotic animal veterinary clinic at 2533 Vandalia Street, Maryville, Illinois.

S. Fulton stated that all forms had been submitted and all fees had been paid.

Dr. Jones stated that the office would not be open 24 hours, and that no overnight stays for animals will take place. In the event that an overnight stay is required, a referral will be made to Hawthorne Animal Hospital. A crematorium will not be operated on the property. There will be no additional doors added for treatment in emergency situations.

J. Watson questioned whether there was a difference in the number of parking spaces required for B1 zoning vs. B2 zoning. S. Fulton stated there were some and will check and e-mail the Planning Commission members of his findings. S. Fulton stated that parking should not be a problem as plenty of parking exists at this location.

J. Watson made a motion to recommend to the Zoning Board of Appeals the request for a variance to operate a B2 business in B1 zoning. The variance is only for Dr. Kelly L. Jones, DVM, and only for the operation of a veterinary clinic. The motion was seconded by G. Peck. Roll Call: Frey-aye, Peck-aye, Vincent-aye, Watson-aye. Motion carried, all ayes.

Other Business / Public Comment

Acting Chairperson Vincent called for comments from the public. C. Short questioned when the next meeting of the Zoning Board of Appeals was scheduled. S. Fulton said that is to be determined, but within 14 days, but not more than 30 days.

There being no further comments, and no further agenda items, G. Peck made a motion to adjourn the meeting at 7:23 p.m. The motion was seconded by J. Watson. Motion carried, all ayes.