

MARYVILLE PLANNING COMMISSION
October 24, 2022

The regular meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on October 24, 2022 by Chairperson Covarrubias

Roll Call:

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

Members Absent: M. Floyd, G. Peck

Additional Attendees: S. Fulton, C. Short, W. White, and 4 guests

Chairperson Covarrubias called for a review of the minutes from the August 22, 2022 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as shown. The motion was seconded by J. Watson. Motion carried, all ayes.

Discuss 156.118 Minimum Planned Development Site Size for the development of Scooters Coffee

Chairperson Covarrubias requested that S. Fulton give a brief overview of ordinance 156.118 as it relates to the development of Scooters Coffee.

S. Fulton stated that the current ordinance requirements/steps for the recommendation and approval of an MVOB business in the Village, in his opinion, required unnecessary steps. He further stated that in his opinion, the approval requirements should be part of the development. In his discussion with the Village attorneys, it was found that the PD-B ordinance (156.118) would, if used, eliminate some of the steps for recommendation and approval of an MVOB business. However, 156.118 states that the minimum lot size for a PD-B shall be two (2) acres. 156.118 also states that the minimum lot size can be waived if the proposed use is desirable or necessary in relationship to the surrounding neighborhood, or if the Board of Trustees determines that the waiver for the development would be in the general public interest. S. Fulton is requesting that the Planning Commission review 156.118 and make a recommendation to the Village Board for the use of a PD-B zoning district for the potential development of Scooters Coffee at 2119 S. Center Street.

Eryn Wissler and Stuart Dabbs were present to answer any questions from the Planning Commission regarding the use of 2119 S. Center Street for a Scooters Coffee business.

2119 S. Center is currently zoned SR-2 and a re-zoning would need to be requested by the developers to B-1 or PD-B. In either case, (B-1 or PD-B) the developers will need to request variances from current village ordinance. If the use of a PD-B is recommended, the developers will not have to go to the Zoning Board of Appeals for an MVOB business request. The requirements for an MVOB will be included and run concurrent within the PD-B zoning request, as well as any recommendation(s) that the Planning Commission would make regarding exterior building finish(s), dumpster enclosure(s), landscaping, signage, lighting, and etcetera.

Chairperson Covarrubias inquired as to the properties immediately adjacent to 2119 S. Center Street. S. Fulton stated that the properties to the South and North were zoned residential; property to the West was zoned commercial. Chairperson Covarrubias stated that the MVOB ordinance was put in place to protect adjacent property owners from headlights shining into residential properties from an MVOB business.

The developers introduced themselves and presented photos of the potential Scooters Coffee development. They stated that this development would most likely be a carbon copy of the Glen Carbon location and that operating hours would be, most likely, 6:00 a.m. to 8:00 p.m. Exterior finishes were discussed as well as signage.

Generally speaking, the development could be potentially required to request variances from Village ordinance for signage, buffer area fencing, dumpster enclosure(s) or other existing ordinances.

C. Vincent made a motion to recommend to the Board of Trustees the use of the PD-B zoning classification for the potential development of a Scooters Coffee business at 2119 S. Center Street. The motion was seconded by J. Watson. Roll Call: Covarrubias-aye, Frey-aye, Nemsky-aye, Vincent-aye, Watson-aye. Motion carried, all ayes.

Chairperson Covarrubias stated that he will be looking closely at the MVOB requirements of the Village. S. Frey stated that signage will be reviewed closely also with respect Village Ordinance and this development.

S. Fulton stated that all fees had been pre-paid.

Other Business / Public Comment

G. Roewe stated he supported the development and loved the smoothies at Scooters Coffee.

There being no further comments, and no further agenda items, C. Vincent made a motion to adjourn the meeting at 7:44 p.m. The motion was seconded by T. Nemsky. Motion carried, all ayes.