

MARYVILLE PLANNING COMMISSION
November 28, 2022

Public Hearing

A request for the re-zoning at 2119 S. Center Street, Maryville, Illinois from SR-2 to PD-B for the development of a Scooter's Coffee Drive-Thru was called to order at 7:00 p.m. Eryn Wissler and Stuart Dabbs were present representing the developers / owners. There were four members of the public signed-in as present to speak or ask questions concerning the requested re-zoning in addition to the representatives for the owner. Questions or comments from the public were requested and questions from the planning commission members were requested.

S. Fulton stated that all required paperwork had been filed and required fees paid. Additionally, he stated that the Village Board of Trustees was positive regarding the proposal for a PD-B zoning on less than 1 acre.

Eryn Wissler, petitioner/developer/owner gave background information on the proposed development (Scooter's Coffee Drive-Thru) such as possible operating hours, menu items, etc. and what the business would bring to the community. Stuart Dabbs, petitioner/developer/owner spoke to the success of other Scooter's Coffee Drive-Thru locations in the area.

Pamela Picchioldi, representing the property to the South, and next to the proposed development requested and wants assurance that a tall fence between the property she is representing, and the proposed development would be constructed.

T. Nemsky, Planning Commission member stated his concern for drainage issues/problems from such a small lot onto adjoining property owners and that some form of detention may be needed. Per R. Covarrubias, this should be considered at the Final Plat request for approval.

There being no other questions or comments, the public hearing was closed at 7:07 p.m.

The regular meeting of the Maryville Planning Commission was called to order at 7:07 p.m. on November 28, 2022.

Roll Call:

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

Members Absent: None

Additional Attendees: S. Fulton, R. Schmidt, W. White and 5 guests

Chairperson Covarrubias called for a review of the minutes from the October 24, 2022 meeting of the Planning Commission. It was noted that the minutes presented at the meeting did not include page #2 for review. C. Vincent stated that she had reviewed the minutes that were e-mailed to the committee by S. Frey previously, and that they were accurate. C. Vincent made a motion to approve the minutes as previously e-mailed and reviewed. The motion was seconded by T. Nemsky. Motion carried, all ayes.

Re-Zoning of 2119 S. Center Street, Maryville IL 62062 from SR-2 to PD-B

The petitioners are requesting a re-zoning from SR-2 to PD-B. Current Village ordinance 156.118 states that the minimum lot size for a PD-B shall be two (2) acres in size. The petitioners are requesting a variance from the required minimum lot size for a PD-B zoning classification on a lot less than two (2) acres in size. C. Vincent made a motion to recommend to the Village Board of Trustees the petitioners request for a variance from Village Ordinance for a PD-B zoning classification on a lot that is less than one (1) acres in size. The motion was seconded by M. Floyd . Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Nemsy-aye, Peck-aye, Vincent-aye, Watson-aye. Motion carried, all ayes. C. Vincent made a second motion to recommend to the Village Board the re-zoning from SR-2 to PD-B. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Nemsy-aye, Peck-aye, Vincent-aye, Watson-aye. Motion carried, all ayes.

Preliminary Plat for 2119 S. Center Street, Maryville IL 62062

The Preliminary Plot Plan for Scooters Coffee dated November 28, 2022 completed by Sherbut-Carson-Claxton, LLC project number 3838 was reviewed by the members of the Planning Commission.

J. Watson questioned if there would be any issues with the sanitary sewer easement through the middle of the property. Per S. Fulton, the Village will vacate the sanitary sewer easement through the middle of the property. The sanitary sewer line is not developed in this area and there is nothing there.

Per S. Fulton, B. Massa, Juneau Associates, Inc. P.C. stated that Juneau and Associates did not review preliminary plats and will review drainage calculations when they are received. Juneau will review the final plat and be in attendance at the review meeting for the final plat.

J. Watson questioned whether there would be any issues with the South sanitary sewer easement and its relationship to the drive-through area overlapping, that if it would have to be excavated for any reason, the business would most likely have to be closed during this time. S. Fulton stated that the parking lot was not a permanent structure. The business owners/developers stated that they were now aware that this could be a possibility.

It was noted that the entrance as shown is larger than the existing entrance and will need IDOT approval prior to proceeding with the Final Plat review/approval for the project.

C. Vincent made a motion to recommend to the Village Board the approval of the preliminary plans presented this evening at 2119 S. Center Street, Maryville IL 62062 for the Scooter's Coffee Drive-Thru development. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Nemsy-aye, Peck-aye, Vincent-aye, Watson-aye. Motion carried, all ayes.

Other Business / Public Comment

Chairperson Covarrubias called for comments from the public. There being no further comments, and no further agenda items, M. Floyd made a motion to adjourn the meeting at 7:31 p.m. The motion was seconded by C. Vincent. Motion carried, all ayes.