

Maryville Planning Commission
March 24, 2025

The regular meeting of the Maryville Planning Commission was called to order at 7:11 p.m. on March 24, 2025.

Members present: Ron Covarrubias, Kevin Flaugh, Mark Floyd, Cheryl Keplar and Christi Vincent.

Members absent: Ted Nemsky and Joey Watson

Additional attendees: S. Fulton, C. Short, W. White, L. Gulledge and other guests.

Mark Floyd moved to accept the approval of the November minutes with the correction of the spelling of the name Bob Scheurer. Kevin Flaugh seconded the motion. Motion carried, all ayes.

First item on the agenda was the preliminary development review for the 2521 N. Center St. (Anthony Street Townhomes) and variance request on density for 2521 N. Center (Anthony Street Townhomes). Maryville ordinance requires 1 unit per 5000 sq. ft. which for this property would equal 10 units. The developers are requesting a variance for 1 unit per 4105 sq. ft. or 12 units on the property. This variance would still allow for the green space, parking and set backs required by ordinance.

Kevin Flaugh stated that since it meets all other Village ordinances, he saw no reason to object to the ordinance.

Ron Covarrubias asked about trash pick-up/dumpster location. The developer stated that they were still clearing the site and that would be addressed on the final development plan. Shane said that the Village Engineer would also review the plans for drainage, set backs, and all other ordinances in the final development plan and communicate with the developer if there are any violations with Village ordinances. Shane also stated that the property would probably be given a new address in the future.

Kevin Flaugh made a motion to recommend to the Zoning Board of Appeals the approval of a density variance on the property located at 2521 N. Center. The variance would allow for 12 units on the property instead of 10 units. Mark Floyd seconded the motion.

Covarrubia-aye, Flaugh- aye, Floyd- aye, Keplar- aye and Vincent- aye. Motion passed all ayes.

Kevin Flaugh made a motion to recommend to the Village Board of Trustees the approval of the preliminary development plan pending the Zoning Board of Appeals approval of the density variance on 2521 N. Center St. Mark Floyd seconded the motion.

Covarrubias-aye, Flaugh-aye, Floyd- aye, Keplar- aye and Vincent-aye. Motion passed.

Next item on the agenda was a concept plan for 2619 N. Center St. (the Bottle Shop). Dan Koziatek, P.E. with CEC Civil & Environmental Consultants, Inc. spoke on behalf of the owners.

Mr. Koziatek stated that the owners had purchased the Coffee Box and that will now be part of the development. The idea is to demolish the whole corner in phases. They will level the Coffee Box, remove the gas tanks and canopy at the current location but to keep the convenience store open during these phases. After new building is completed, they will level the current convenience store and finish the project. The new store will be a liquor, convenience and gaming establishment. The building will be a little smaller than the Bottle Shop on Highway 157. The building will have similar materials on the façade.

A request is being made for a parking variance. Current ordinance requires 1 parking space per 200 sq. ft. which would mean 42 required parking spaces. The developers are requesting a variance allowing for 28 parking spaces or 1 space per 125 sq. ft.

Ron Covarrubias asked if they were going to be operating an M.V.O.B. The answer is no.

Kevin Flaugh made a motion to recommend to the Zoning Board of Appeals the approval of a variance allowing for a reduced number of parking spaces from 42 to 28. Mark Floyd seconded the motion. Covarrubias-aye, Flaugh- aye, Floyd-aye, Keplar-aye and Vincent- aye. Motion passed.

Ron then asked if the Bottle Shop would have brick on the building. Mark Floyd asked if there would be bollard in front of the building. The answer to both questions was yes.

Public comments:

Shane Fulton stated that now all permits, plans, and fees were on-line and available for review. He can drive to any property and pull up the file and view all documents relating to the property on his tablet. Shane also stated that copies of fees, permits, etc. will be included in our packets in the future.

There being no other comments, Mark Floyd made the motion to adjourn the meeting. Cheryl Keplar seconded. The motion carried all ayes. The meeting was adjourned at 7:45 p.m.

Respectfully submitted
Christi Vincent