

**MARYVILLE PLANNING COMMISSION**  
**June 23, 2025**

The regular meeting of the Maryville Planning Commission was called to order at 6:38 PM on June 23, 2025 by Shane Fulton. S. Fulton asked for a chair to lead the meeting in R. Covarrubias' absence.

J. Watson nominated K. Flaughner to chair the meeting. C. Vincent seconded the motion.

**Roll Call:**

**Members in Attendance:** K. Flaughner, R. Covarrubias, C. Keplar, J. Watson, C. Vincent

**Members Absent:** M. Floyd, T. Nemsky

**Additional Attendees:** S. Fulton, Wayne White, Larry Gullede, Gary Kukla

K. Flaughner called for a review of the minutes from the April 28, 2025 meeting of the Planning Commission. K. Flaughner motioned to approve the minutes and J. Watson seconded. Motion carried, all ayes.

**Minor Subdivision Plat 54 Stonebridge Crossing Dr.**

Cade Osborn provided an overview of the plans to split lot 1 & 2 Stonebridge tracts into two separate parcels as outlined in the Permit #: PLA25-000003 provided in the agenda.

Comments and discussions were held between members of the planning commission and C. Osborn.

K. Flaughner made a motion to recommend to the Village Board to approve the minor subdivision of plat 54. The motion was seconded by C. Vincent. Roll call: Flaughner-aye, Keplar-aye, Watson-aye, Vincent-aye. Motion carried all ayes.

**Concept Plan for Executive Carwash**

Cade Osborn provided an overview of the concept plans to replace the current executive car wash structure with a new proposed retail building per the provided concept plans in the agenda.

R. Covarrubias arrived at the meeting.

Comments and discussions were held between members of the planning commission and C. Osborn. No vote is required on a concept plan.

**Concept Plan for Buffalo Park**

Shane Fulton provided an overview of the concept plans for the Buffalo Park property. The concept plans included an overall site development plan and some plans presented for reference of the intended construction.

Comments and discussions were held between members of the planning commission. Notes were made regarding potential clarifications needed with shared parking with the property owner to the south. No vote is required on a concept plan.

**Other Business / Public Comment**

K. Flaughter called for comments from the public.

R. Covarrubias will send a message to the planning commission members notifying that meetings will now be at 6 PM on planned nights instead of 7 PM.

With no further agenda items, C. Vincent motioned to adjourn the meeting at 7:15 PM. The motion was seconded by R.Covarrubias. Motion carried, all ayes.