

MARYVILLE PLANNING COMMISSION
August 25, 2025

Public Hearing for Anderson Hospital 6800 State Rt 162 Maryville, IL 62062 opened at 6:01 PM. There were thirteen guests in attendance.

Anderson Hospital Representatives spoke on behalf of the property owners and discussed the project overview and needs for a variance. Parking supply has been observed to be within current capacity. Landscaping variance is also being asked to limit trees in line with the flight paths of the helicopter pad.

Public comments were received regarding the letter notice received in the mail.

No further comments were received from the public and the hearing was closed at 6:16 PM.

Public Hearing for 1026 Oberkfell Dr. Maryville, IL 62062 opened at 6:16 PM.

The property owner spoke on behalf of the proposed project. The owner is asking for a variance to move the home closer to the property line than what the required minimum stand off distance is required.

General discussions were held by the Planning Commission to discuss the property location. The property developer shared house plans for the site with the public and the Planning Commission.

No further comments were received from the public and the hearing was closed at 6:22 PM.

The regular meeting of the Maryville Planning Commission was called to order at 6:22 PM on August 25, 2025 by Joseph Watson.

Roll Call:

Members in Attendance: **K. Flaugh, T. Nemsky, M. Floyd, R. Covarrubias, C. Keplar, J. Watson, C. Vincent**

Members Absent: **None**

Additional Attendees: **S. Fulton, Wayne White, Larry Gulledge**

R. Covarrubias called for a review of the minutes from the June 23, 2025 meeting of the Planning Commission. C. Vincent motioned to approve the minutes and J. Watson seconded. Motion carried, all ayes.

Variance request for Anderson Hospital 6800 State Rt 162 Maryville, IL 62062

Comments and discussions were held between members of the planning commission regarding the two variances being proposed.

C. Vincent made a motion to recommend to the Zoning Board of Appeals to approve the parking variance. The motion was seconded by K. Flaughers. Roll call: Flaughers-aye, Nemsky-aye, Floyd-aye, Covarrubias-Aye, Keplar-aye, Watson-aye, Vincent-aye. Motion carried all ayes.

C. Vincent made a motion to recommend to the Zoning Board of Appeals to approve the landscaping variance for limiting trees in the parking islands in the south parking lot for the helicopter flight paths, contingent on some landscaping trees being added elsewhere on the property. The motion was seconded by M. Floyd. Roll call: Flaughers-aye, Nemsky-aye, Floyd-aye, Covarrubias-Aye, Keplar-aye, Watson-aye, Vincent-aye. Motion carried all ayes.

Variance request for 1026 Oberfell Dr. Maryville, IL 62062

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

C. Vincent made a motion to recommend Zoning Board of Appeals to deny the variance. The motion was seconded by T Nemsky. Roll call: Flaughers-aye, Nemsky-aye, Floyd-aye, Covarrubias-nay, Keplar-aye, Watson-aye, Vincent-aye. Motion carried.

Other Business / Public Comment

R. Covarrubias called for comments from the public. Next Meeting planned for September 22, 2025.

With no further agenda items, C. Vincent motioned to adjourn the meeting at 6:51 PM. The motion was seconded by M. Floyd. Motion carried, all ayes.