

MARYVILLE PLANNING COMMISSION
October 27, 2025

The regular meeting of the Maryville Planning Commission was called to order at 6:30 PM on October 27, 2025 by R. Covarrubias.

Roll Call:

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

Members Absent: **T. Nemsky**

Additional Attendees: **S. Fulton, Wayne White, Larry Gulatedge, Gary Kukla, Bob Massa**

R. Covarrubias called for a review and approval of the minutes from the September 22, 2025 meeting of the Planning Commission. M. Floyd motioned to approve the minutes and K. Flaugh seconded. Motion carried, all ayes.

Zoning has hired a full-time assistant. Staff report will be given to the Planning Commission going forward to prep the members. S. Fulton will try and get packets delivered approximately one week ahead of the planned meeting date.

Final Plan Review for Over the Moon Estates 19 Northwood Ave. Maryville, IL 62062

Comments and discussions were held between members of the planning commission regarding the final plans being proposed. The final plats were not included for approval by the Planning Commission. The greenspace shown in the improvement plans is currently on private properties with the stormwater retention area is not clearly defined.

C. Vincent motioned to table the Plan Review until a later meeting when final plans can be submitted. The motion was seconded by M. Floyd.

Motion carried all ayes.

Final Development Plan Review for Anthony Townhomes 2521 N. Center St. Maryville, IL 62062

Owner to apply for new addressing. Comments and discussions were held between members of the planning commission regarding the final plans being proposed. The owner of the property was in attendance to discuss plans with the Planning Commission. B. Massa confirmed that the plans have been reviewed by the village engineering firm and all comments have been picked up.

C. Vincent made a motion to recommend to the Village Board to approve the final development plans for Anthony Townhomes contingent upon the landscaping plan meeting Maryville's Landscaping ordinances. The motion was seconded by K. Flaugh. Roll call: Flaugh-aye, Floyd-aye, Covarrubias-Aye, Keplar-aye, Watson-aye, Vincent-aye. Motion carried all ayes.

Final Development Plan for 2958 N. Center St. Maryville, IL 62062

Comments and discussions were held between members of the planning commission regarding the preliminary plan being proposed. The owner of the property was in attendance to discuss plans with the Planning Commission.

K. Flaugh made a motion to recommend to the Village Board to approve the final building elevations for the development at 2958 N. Center St. Maryville, IL 62062. The motion was seconded by C. Vincent. Roll call: Flaugh-aye, Floyd-aye, Covarrubias-Aye, Keplar-aye, Watson-aye, Vincent-aye. Motion carried all ayes.

Other Business / Public Comment

R. Covarrubias called for comments from the public. Some comments from those in attendance were discussed with the Planning Commission. Next Meeting planned for November 24, 2025.

With no further agenda items, C. Vincent motioned to adjourn the meeting at 7:18 PM. The motion was seconded by M. Floyd. Motion carried, all ayes.