

MARYVILLE PLANNING COMMISSION
January 28, 2019

The meeting of the Maryville Planning Commission was called to order at 7:02 p.m. on January 28, 2019 by Chairperson Covarrubias in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, M. Floyd, S. Frey, D. Keene, T. Nemsy, G. Peck

Members Absent: C. Vincent

Additional Attendees: K. Flaughter, C. Short, W. White

Chairperson Covarrubias called for a review of the minutes from the June 25, 2018 meeting of the Planning Commission. M. Floyd made a motion to approve the minutes as presented. The motion was seconded by T. Nemsy. Motion carried, all ayes.

Review of Concept Plan for 6443 State Route 162

J. Thouvenot, Engineer, E. Owen, LLC owner, & B. Upchurch, LLC owner were present to give a general overview of their proposed development and answer any questions from the Planning Commission.

K. Flaughter noted that the proposed development is not in the village limits at this time. If annexed to the village it would come in as SR-1. The entire development is approximately 30 – 31 acres and the developers are proposing to divide into 5 lots of approximately 5 acres or more in size. One of the lots would contain a small lake / detention pond and common ground.

Ingress/egress to the proposed development would be from State Route #162 with a private road designed to Village standards. No discussions have been held with IDOT, but the developer is not anticipating any issues. It was mentioned that there may be a possibility of connecting with Lou Juan Hills Subdivision.

Private sewage / septic systems would be used, designed per Madison County requirements.

Chairperson Covarrubias emphasized that attention should be given to prevention of storm water run-off onto adjoining properties.

Overall, the Planning Commission was favorable to the concept plan as presented by the developer.

There being no further agenda items, Chairperson Covarrubias called for comments from the public.

K. Flaughter introduced Wayne White, Village Trustee, replacing Chris Guy. Wayne will be the liaison to the Village Board for the Planning Commission

There being no further business to discuss, T. Nemsy made a motion to adjourn the meeting at 7:21 p.m. The motion was seconded by D. Keene. The motion carried all ayes.