

**MARYVILLE PLANNING COMMISSION**  
**May 28, 2019**

The meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on May 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, C. Vincent

**Members Absent:** None

**Additional Attendees:** T. Bell, J. Clark, K. Flaughter, C. Juneau, E. Kostyshock, C. Short, W. White

Chairperson Covarrubias called for a review of the minutes from the April 22, 2019 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. M. Floyd made a motion to amend the minutes but withdrew the motion upon clarification and review. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Keene-aye, Nemsy-aye, Peck-aye, Vincent-aye. Motion carried, all ayes.

**Recommendation to the Village Board – Maryville Christian High School Addition Development Plan.**

Chairperson Covarrubias inquired as to whether all the required fees had been paid and the plans/documents submitted and reviewed as required. K. Flaughter stated in the affirmative. K. Flaughter briefly outlined the developers plan for a three story 43,500 sq. ft. addition the existing Maryville Christian School. R. Covarrubias questioned if the number of parking spaces was adequate, C. Juneau replied affirmatively, that the number of spaces exceeds the number required.

A review memo dated May 28, 2019 for Job No E190708 was received from Juneau Associates, Inc., P.C. stating that Juneau Associates had reviewed and approved the New High School Expansion Plans (5/24/2019) prepared by Oates Associates. All comments had been addressed and completed by the developers engineer.

Michelle Lieberman from Plocher Construction was present for the developer to answer any questions from the Planning Commission.

C. Vincent made a motion to recommend to the Village Board approval of the development plan for the Maryville Christian High School addition pending receipt of the required permit from IEPA. The motion was seconded by D. Keene Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Keene-aye, Nemsy-aye, Peck-aye, Vincent-aye. Motion carried, all ayes.

**Recommendation to the Village Board to rezone 8 parcels (the former Stonebridge Golf Course) from “A” to “SR-2”**

Chairperson Covarrubias called from comments from the members of the public. Specifically, someone who may here tonight representing the members of the Stonebridge community.

Amanda Voegele – 2705 Fieldstone Drive, representing 168 members of the Stonebridge community whom she stated had signed a petition, presented a slide presentation briefly questioning the zoning of the area in question and the developers attempt to market the golf course since its closure. K. Flaughter addressed any conflicts between the zoning map and comprehensive plan. Advertisements were shown

stating that the houses / properties for sale would never have houses behind them. Pictures were shown indicating drainage issues and construction debris at various locations on the golf course.

Raymond Kidwell, who bought his house in January, stated that he was told there would be no development behind him. His taxes will not go down and the Osborn's will make millions from this.

C. Vincent made a motion to not recommend approval of the developers' request (TMEG, LLC) for rezoning from "A" to "SR-2" and keep the property in line with the comprehensive plan. The motion was seconded by M. Floyd. Roll Call: Covarrubias-no, Floyd-aye, Frey-aye, Keene-no, Nemsky-no, Peck-no, Vincent-aye. The motion failed 4 noes to 3 ayes.

There being no further agenda items, Chairperson Covarrubias called for any other business to come before the Planning Commission.

There being no further business to discuss, D. Keene made a motion to adjourn the meeting at 7:32 p.m. The motion was seconded by M. Floyd. The motion carried all ayes.