

MARYVILLE PLANNING COMMISSION
May 4, 2020

Mayor Short provided a brief introduction to the remote meeting regarding the use of *Zoom* in compliance with the “Social Distancing” directive.

The meeting of the Maryville Planning Commission was called to order at 7:09 p.m. on May 04, 2020 by Chairperson Covarrubias remotely using *Zoom*.

Chairperson Covarrubias provided the “rules of order” for tonight’s *Zoom* meeting.

Roll Call:

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

Members Absent: None

Additional Attendees: K. Flaughner, C. Juneau, R. Massa, C. Short, W. White

Chairperson Covarrubias called for a review of the minutes from the October 28, 2019 meeting of the Planning Commission. T. Nemsky made a motion to approve the minutes as presented. The motion was seconded by M. Floyd. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Nemsky-yes, Peck-yes, Vincent-yes. Motion carried, all yes.

Recommendation of the Final Development Plan – Maryville Retail Center, Lot #2

Chairperson Covarrubias asked if all fees had been paid and all required documents had been submitted for review of the final development plan. K. Flaughner responded yes, and that the Zoning Board of Appeals had approved the MVOB variance on 11/23/2019.

Mark Ratterman – SMLE, LLC and Tom Schenk – broker, were present to answer questions regarding the preliminary development plan.

Chairperson Covarrubias asked for comments from the developer, there were none.

R. Covarrubias asked if all the requests from Juneau Associates, Inc., P.C had been responded to by the developer, R. Massa responded that all comments had been addressed

R. Covarrubias asked for comments from the public, there were none.

R. Covarrubias asked from comments from the Planning Commission members.

S. Frey asked if the Final Development Plan was reviewed by Juneau Associates, Inc., P.C. as a MVOB. R. Massa, Juneau Associates, Inc., P.C. responded that it had.

S. Frey asked if the developer had requested a variance from Section 156.049(F)(6) of the Village ordinance on signs. Discussion followed and K. Flaughner stated that the developer had

submitted a variance request for 3 permanent signs for Dominos, exceeding the current ordinance by one sign. The developer requested that the additional sign on the south side of the building be allowed.

S. Frey asked if the developer would consider installing a monument sign instead of a pylon sign. M. Ratterman, representing the developer, replied no, the pylon sign is needed for added visibility.

C. Vincent made a motion to recommend to the Village Board the developer request for a variance to the sign ordinance, allowing 3 signs, 2 signs on the building and 1 pylon sign with additional room for future signs for the other two businesses. The motion was seconded by D. Keene. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Nemsy-yes, Peck-yes, Vincent-yes. Motion carried, all yes.

A motion was made by C. Vincent and seconded by T. Nemsy to recommend to Village Board the approval as an MVOB the final development plan for Maryville Retail Center, Lot #2. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Nemsy-yes, Peck-yes, Vincent-yes. Motion carried, all yes.

Recommendation of the Final Plat – Silverstone Lake Estates

Chairperson Covarrubias asked if all fees had been paid and all required documents submitted for review by the developer. K. Flaughter replied that they had.

Mayor Short gave a brief review of the negotiations completed with regard to water supply and fire hydrants for Silverstone Lake Estates.

R. Massa, Juneau Associates, Inc., P.C. stated that the final plat met all Village ordinance requirements.

Jim Mundy, developer, was present to answer any questions from the public. There were none.

M. Floyd questioned where the tap-on was located for water. Mayor short responded that it was on the East side on Santa Anita in Nottingham Estates in the portion of the street which runs North and South near where the asphalt starts.

T. Nemsy questioned if IDOT had reviewed the intersection. R. Massa, Juneau Associates, Inc., P.C. stated that it had.

A motion was made by C. Vincent and seconded by D. Keene to recommend approval to the Village Board for the final plat – Silverstone Lake Estates. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Nemsy-yes, Peck-yes, Vincent-yes. Motion carried, all yes.

Recommendation of the Final Plat – Stonebridge Tracts

Chairperson Covarrubias asked if all fees had been paid and all required documents submitted for review by the developer. K. Flaughter replied that they had. Additionally, K. Flaughter stated that the developer is taking existing parcels and dividing into 7 parcels; 2 acres or greater in size. The zoning is to remain agricultural. All parcels will be accessed from existing streets.

R. Covarrubias stated that a public hearing was previously held requesting a re-zoning of the property. The developer is not requesting re-zoning, therefore, a public hearing was not required.

Cade Osborn, developer, was present to answer any questions from the public.

K. Flaughter read the comments that were submitted from the public, by e-mail, prior to the meeting. A copy of the comments is understood to be attached to these minutes and a part of the public record.

R. Covarrubias again stated that this is not a request for re-zoning and that the tracts (subdivision) will be restricted to agricultural use. He asked Mayor Short if the Village could afford to purchase the tracts. Mayor Short responded no.

M. Floyd inquired where the streets will be located. R. Massa, Juneau Associates Inc., P.C. responded that all tracts have access via existing streets. M. Floyd recommended postponing action until the public could review the final plat.

S. Frey inquired if all lots would connect to existing sanitary sewers. The response was yes. Additionally, there will be no common areas and the developer has provided covenants, restrictions, and agreements that will govern the development of the tracts. A copy of the covenants and restrictions were provided.

D. Keene inquired as to how many houses can be placed on a lot zoned agricultural. Agricultural zoning restricts the number of houses to 1 per tract/lot.

R. Covarrubias remarked that re-zoning would be required to allow any further “re-subdivision” of the tracts/lots.

T. Nemsky inquired as to the minimum lot size for agricultural zoning, response was 2 acres.

C. Vincent inquired as to whether covenants were needed, the response was yes.

A motion was made by T. Nemsky and seconded by C. Vincent to recommend approval to the Village Board for the final plat – Stonebridge Tracts. Roll Call: Covarrubias-yes, Floyd-no, Frey-no, Keene-yes, Nemsky-yes, Peck-yes, Vincent-yes. Motion carried, 5 - 2.

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

K. Flaughter stated that no additional comments were received from the public. C. Vincent inquired if the members of the public attending the *Zoom* meeting tonight could make comments. K. Flaughter responded that they could not. Mayor Short reminded everyone that comments for the Village Board meeting should be submitted to the Village Clerk.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 8:21 p.m. The motion was seconded by D. Keene. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Nemsy-yes, Peck-yes, Vincent-yes. Motion carried, all yes.