

MARYVILLE PLANNING COMMISSION
June 29, 2020

The meeting of the Maryville Planning Commission was called to order at 7:03 p.m. on June 29, 2020 by Chairperson Covarrubias.

Roll Call:

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

Members Absent: None

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

Chairperson Covarrubias called for a review of the minutes from the May 4, 2020 meeting of the Planning Commission. T. Nemsy made a motion to approve the minutes as presented. The motion was seconded by C. Vincent. Motion carried, all yes.

Recommendation of the Final/Survey Plat – Maryville Plaza

Chairperson Covarrubias asked if all fees had been paid and all required documents had been submitted for review of the final/survey plat. K. Flaughter responded yes.

No one was present to represent the developer, submitter of the Final/Survey plat.

K. Flaughter stated that the intent of the Final/Survey plat was to combine four lots into one lot for recording purposes. Currently one of the lots is zoned commercial and the remaining 3 are zoned residential. When the Final/Survey plat is accepted by the Village and recorded as one lot, that lot will be zoned, by default, as SR-2. The developer will have to submit a request for re-zoning of the new lot to a commercial classification if a Dollar General store is to be built on the lot.

R. Covarrubias asked if all the requests from Juneau Associates, Inc., P.C had been responded to by the developer. R. Massa, Juneau Associates, Inc., P.C. responded that all comments had been addressed and corrected, with the exception of the properties on the north side of Division being labeled with lot number, record name, plat book and page. Due to Covid-19 delays with the title company, this has not been completed on the submittal, but will be completed before approval by the Village Board.

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

C. Vincent made a motion to recommend to the Village Board the approval of the Final/Survey plat for Maryville Plaza contingent on the properties on the north side of Division being labeled with lot number, record name, plat book and page. The motion was seconded by M. Floyd. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Nemsy-yes, Peck-yes, Vincent-yes. Motion carried, all yes.

Recommendation of the Preliminary Development Plan – Dr. Nigam Medical Office

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.

Dr. Nigam and J. Venvertloh, P.E., Project Manager for TWM were present to answer any questions from the Planning Commission regarding the preliminary development plan.

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

Mr. Venvertloh gave a brief overview of the project which is located on the north side of I-162 across from Anderson Hospital. There are two buildings planned, 1 building will have 2 stories and a basement, the second building will be a single story building on a concrete slab. Both buildings will be primarily brick. Both buildings are planned to support Dr. Nigam's medical practice.

A motion was made by T. Nemsy and seconded by M. Floyd to recommend approval to the Village Board for the Preliminary Development Plan – Dr. Nigam Medical Office. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Nemsy-yes, Peck-yes, Vincent-yes. Motion carried, all yes.

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

Mayor Short thanked everyone for their attendance at the meeting tonight. Chairperson Covarrubias seconded the Mayors' comments and added that everyone on the Planning Commission was passionate about Maryville, even when in disagreement, there was respect for opposing positions.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:37 p.m. The motion was seconded by C. Vincent. Motion carried, all yes.