

**MARYVILLE PLANNING COMMISSION**  
**April 26, 2021**

The meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on April 26, 2021 by Chairperson Covarrubias.

**Roll Call:**

**Members in Attendance: R. Covarrubias, M. Floyd, S. Frey, G. Peck, C. Vincent**

**Members Absent: D. Keene, T. Nemsy**

**Additional Attendees: K. Flaughner, B. Massa, W. White**

Chairperson Covarrubias called for a review of the minutes from the February 22, 2021 meeting of the Planning Commission. M. Floyd made a motion to approve the minutes as presented. The motion was seconded by C. Vincent. Motion carried, all ayes.

**Recommendation to the Board of Zoning Appeals for a Special Use Permit Allowing for an M.V.O.B. – Andy’s Frozen Custard**

K. Flaughner gave a brief overview of the request by Andy’s Frozen Custard to add a drive through lane (Andy’s Frozen Custard has purchased Bobby’s Frozen Custard). A meeting has been scheduled for May 8, 2021 by the Board of Zoning Appeals to review same. The building is not changing, but the proposal is to add a drive through lane and landscaping. K. Flaughner reviewed the plans / request and stated that they were in compliance with Village Ordinances. The Village Engineer does not review these types of requests.

Patrick Bennett, P.E. along with the Andy’s Frozen Custard representative, Tom Kish were present to answer any questions from the Planning Commission members.

Discussion ensued regarding the pattern of ingress and egress and the potential volume of traffic across existing parking and pedestrian pathways. Of particular concern was left (north) turns from the drive through across the front of the custard stand. The owner representative and engineer said they were aware of these potential safety issues and had plans to better delineate those pathways with crosswalk striping, curbing, and landscaping. Also, temporary control devices (traffic cones) would be utilized to direct the traffic of pedestrians during busier times.

C. Vincent made a motion to recommend to the Board of Zoning Appeals, the approval of the request for a special use permit for an M.V.O.B at 2525 N. Center Street for Andy’s Frozen Custard. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Peck-aye, Vincent-aye. Motion carried, all ayes.

**Recommendation to the Village Board for approval of Remington Place 4<sup>th</sup> Addition Final Plat**

Cade Osborn was present for the developer to answer any questions from the members of the Planning Commission.

K. Flaughner stated that all paperwork and fees had been submitted as required per Village ordinance. B. Massa, Juneau Associates, Inc., P.C. noted in the memo dated March 25, 2021 for job no. E200712, that all comments previously made were addressed by the developer. However, the review requested that street construction with 4” aggregate base be provided, as per current Village Code. The plans state that “Developer will coordinate with the Village for pavement composition requirements”. It should be noted that the Sanitary Sewer layout was corrected by the developer on the final plans submitted.

R. Covarrubias stated that it has been noted that erosion control does not get put in and contained, and that this needs to be watched. K. Flaughner agreed.

C. Vincent made a motion to recommend to the Village Board the approval of the Final Plat for Remington Place 4<sup>th</sup> Addition contingent upon an agreement being made between the Village and the Developer regarding the request to use a 4” aggregate base for street construction. The motion was seconded by M. Floyd. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Peck-aye, Vincent-aye. Motion carried, all ayes.

**Concept Plan for Over the Moon Estates Intersection with Northwood Avenue**

The developer met with Juneau Associates, Inc. P.C. and two alternatives were proposed. Discussion ensued and by a show of hands, alternate #2 was preferred by the members of the Planning Commission.

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

Dr. Nigam and TWM Engineering were present and requested the Planning Commissions opinion on a proposed development East of Amberleigh and West of Liberty Village. The property is not currently within Village limits and would need to be annexed and re-zoned from Agricultural. The proposed concept plan indicated two out lots facing Ill Rte. #162 with residential development immediately to the North of the out lots. Residential lots would be a minimum of 12,000 Sq. Ft. surrounding a park in the middle of the residential area.

There were no objections from the Planning Commission and agreement for the concept plan as presented.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 8:02 p.m. The motion was seconded by G. Peck. Motion carried, all ayes.