

MARYVILLE PLANNING COMMISSION
September 27, 2021
Public Hearing

A request for the re-zoning of 2822 N. Center Street (approximately 9 acres) from A to B-1 Business from the Duane J. Arnold Trust was called to order at 7:00 p.m. by Chairperson Covarrubias.

Chairperson Covarrubias opened discussion, noting that no one was present on behalf of the petitioner. There was one member of the public present, Mr. Gerry Roewe, who stated that he was attending the hearing as an observer.

K. Flaughter gave a brief overview of the purpose of the requested re-zoning, primarily to correct a re-zoning that should have taken place earlier when the property was sold to Joe and Duane Arnold. The error was found when an application was made for the demolition of the buildings on the property. K. Flaughter stated all fees had been paid and paperwork had been properly submitted to the Village. K. Flaughter stated that the owner has no current plans for the property. The re-zoning request is consistent with the surrounding properties.

Chairperson Covarrubias asked for questions from the public. There were no questions from the public.

Chairperson Covarrubias asked for questions from the Planning Commission. Chairperson Covarrubias questioned the access to property near the funeral home and the craft center and whether there was a “land locked” situation in this area. K. Flaughter stated there was an access easement between the funeral home and the property owned by the Arnolds’ and an access easement also existed for the craft center use. The craft center has a small parking lot adjacent to the building. There were no further questions from the Planning Commission. The public hearing was closed at 7:10 p.m.

The meeting of the Maryville Planning Commission was called to order at 7:10 p.m. on September 27, 2021 by Chairperson Covarrubias.

Roll Call:

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

Members Absent: T. Nemsy, G. Peck

Additional Attendees: K. Flaughter, S. Fulton

Chairperson Covarrubias called for a review of the minutes from the June 28, 2021 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

Recommendation for Approval of Re-zoning of 2822 N. Center Street from A to B-1

C. Vincent made a motion to recommend to the Village Board the approval of the re-zoning request of 2822 N. Center Street from A to B-1. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye, Floyd-aye, Frey-aye, Keene-aye, Vincent-aye. Motion carried, all ayes.

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

C. Vincent congratulated K. Flaughner on his retirement and 37 years as Building and Zoning Administrator. C. Vincent welcomed S. Fulton to his new position as Building and Zoning Administrator. R. Covarrubias seconded C. Vincent's comments and added that the Planning Commission was successful because of K. Flaughner's efforts to set up the meetings properly. M. Floyd stated that K. Flaughner did an excellent job of anticipating the concerns and questions of the Planning Commission.

K. Flaughner stated that it was his honor to serve the Planning Commission as Building and Zoning Administrator. He felt that the Planning Commission is one of the best committees he has had the privilege of working with and he was going to miss working with the Planning Commission.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:20 p.m. The motion was seconded by D. Keene. Motion carried, all ayes.