

MARYVILLE PLANNING COMMISSION
January 24, 2022

The meeting of the Maryville Planning Commission was called to order at 7:00 p.m. on January 24, 2022 by Shane Fulton, Building and Zoning Administrator, in the absence of Chairperson R. Covarrubias.

By unanimous consent by the members of the Planning Commission present, M.Floyd was named Acting Chairperson due to the absence of R. Covarrubias.

Roll Call:

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

Members Absent: R. Covarrubias, T. Nemsky

Additional Attendees: S. Fulton, C. Short, W. White

Acting Chairperson Floyd called for a review of the minutes from the September 27, 2021 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Keene. Motion carried, all ayes.

Maryville Independent Living Villas Concept Plan – Cade Osborn

Cade Osborn presented an independent living concept plan for 8 single story units to be located on a 146 ft. x 251 ft. vacant lot on West Perry Street owned by CCPO Properties, LLC. This property is also part of a Maryville TIF area. The future land use plan for the Village shows the lot as potential commercial development.

Mr. Osborn discussed a potential site layout of 8 single story units with 17 parking spaces entered from a driveway off of West Perry Street. Each unit would have 2 bedrooms, kitchen, living room, and 1 bath on a concrete slab. The units would be level to the parking lot with no stairs needed for ingress or egress. The potential exists for an added patio area at the rear of each unit. The units, designed for the 50 + year old tenant would be maintenance free. The monthly rent would be at market, estimated by Mr. Osborn to be between \$850 and \$1,000. Pictures were shown of the Lincoln Park and Highland Villas in O’Fallon and Highland Illinois. While not owned or operated by CCPO Properties, the pictures were presented as representative of the development being proposed by CCPO Properties and Mr. Osborn.

Mr. Osborn stated that the lot would be challenging to develop as there are existing deed restrictions for future commercial development due to the existing Dollar General Store. Further, due to existing commercial businesses, it would be difficult to aggregate the surrounding properties facing Illinois Route #159 into one commercial lot for development. Development into a single SR-2 home would not be realistic due to existing commercial and multi-family properties surrounding the property.

Discussion and questions followed by members of the Planning Commission. The general consensus of the Planning Commission was favorable dependent upon the type of zoning requested, whether Multiple Family or Planned Unit Development. 1 member of the public commented on the development, which was interpreted as negative.

There being no further comments, and no further agenda items, C. Vincent made a motion to adjourn the meeting at 7:40 p.m. The motion was seconded by G. Peck. Motion carried, all ayes.