

**Minutes of the Plan Commission Meeting
Jan. 20, 2020 at 5:30 p.m.
Village Hall Board Room**

Call to Order Acting Chairman Mike Soletski called the meeting to order at 5:38 p.m.

Roll Call Present: Plan Commission members Mike Soletski, Randy Smith, Mark Semrau, Ellery Gulbrand, Daniel Kussow

Excused: Burt R. McIntyre, Natasha Gwidt

Also (staff): Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

Approval of agenda E. Gulbrand moved to approve the agenda. R. Smith seconded. **The motion carried unanimously.**

Action on 11/18/19 meeting minutes R. Smith moved to approve the minutes from the Plan Commission meeting on Nov. 18, 2019. E. Gulbrand seconded. **The motion carried unanimously.**

Site plan for addition to Kimps Hardware G. Farr reviewed the site plan for Kimps Ace Hardware for a building addition at 2548 Glendale Ave. Steve Corrigan, the contractor for Kimps, explained the need for the building addition to meet the Ace Hardware franchise regulations. E. Gulbrand moved to approve the site plan for a building addition at Kimps Ace Hardware, contingent on the completion of the driveway along Harwood Avenue by June 1. M. Semrau seconded. **The motion carried unanimously.**

Preliminary Plat of Lancaster Creek G. Farr reviewed the Preliminary Plat of Lancaster Creek Estates. He explained that the currently vacant property is proposed to be developed with 35 single-family residential lots, one outlot for stormwater and the preservation of wetlands, and two outlots for trails and access to wetland areas. The proposed subdivision will provide a loop to Folkestone Drive and Stockbury Street.

Applicant Andy Otradovec presented a new preliminary plat (different than the original plat that was submitted and included in the Plan Commission meeting packet). He explained the project will continue and complete the existing subdivision by connecting Folkestone and Stockbury, the lots meet all requirements for setbacks and frontages, and the plan meets all of the staff recommendations. The commission discussed in detail.

R. Smith moved to approve the Preliminary Plat submitted to the Commission at the meeting on Jan. 20, with the following considerations:

1. Outlot 5 median area is to be maintained by a Home Owners Association and contain utility easements, or the cul-de-sac will be removed and a through street will be required.

2. An easement for a pedestrian trail connection between Lots 4 & 5.
3. A 20' watermain easement between Lots 14 and 15.
4. An easement for a 15' east-west trail under the powerlines that run on Lots 10 and 11.
5. All other easements and access areas shown.

E. Gulbrand seconded. **The motion carried unanimously.**

**Free-standing sign
For Red Lantern**

G. Farr reviewed the site plan for the Red Lantern to install a free-standing sign at 1642 Velp Ave., VH-555. The commission discussed. E. Gulbrand moved to approve the site plan for the Red Lantern to install a free-standing sign at 1642 Velp Ave., VH-555, contingent upon the sign being located within the property lines and set back from the street curb or road surface at a distance at least equal to or greater than the height of the sign. D. Kussow seconded. **The motion carried unanimously.**

**Site plan for
Spunky's Cat Café**

G. Farr reviewed the site plan for Spunky's Cat Café, located at 2616 Lavender Lane. Michael Queoff, the developer for the project, explained the café area will provide a variety of beverages, including gourmet specialty coffee drinks, made-from-scratch pastries, and small food items. A dedicated room, with separate ventilation, will have rescued cats that will be available for adoption. The addition to the facility will be a portrait studio, Spunky's Paw Prints, which will primarily focus on pet photography. The café owner, Bobbi Hague, explained the plan for housing and caring for the cats. She said she is partnering with Happily Ever After to supply the adoptable cats, and there will be no more than five at a time. R. Smith moved to approve the site plan for Spunky's Cat Café, located at 2616 Lavender Lane. D. Kussow seconded. **The motion carried unanimously.**

**Future Agenda
Items/Other**

R. Smith asked if the village has any plans for properties at risk for flooding.

Adjournment

E. Gulbrand moved to adjourn. M. Semrau seconded. **The motion carried unanimously, and the meeting was adjourned at 6:35 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant