

Minutes of the Plan Commission Meeting
Jan. 21, 2019 at 5:30 p.m.
Village Hall Board Room

Call to Order Plan Commission Chairman Burt McIntyre called the meeting to order at 5:30 p.m.

Roll Call Present: Plan Commission members President Burt R. McIntyre, Randy Smith, Mike Berg, Ellery Gulbrand, Mark Semrau, Natasha Gwidt, Mike Soletski, Daniel Kussow (alternate)

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

The Commission recited the Pledge of Allegiance.

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

Action on 12/10/18 meeting minutes M. Soletski moved to approve the minutes from the Plan Commission meeting on Dec. 10, 2018. R. Smith seconded. **The motion carried unanimously.**

Public hearing for 2840 Shawano CUP D. Wiese discussed the request for conditional use approval to construct an outdoor patio, bar, and dining area at 2840 Shawano Ave., VH-485. Scott Vann, the applicant, came forward to explain in detail his plans for the existing Legends Restaurant, including the physical buffer between the proposed new outdoor area and the neighboring residential areas, as well as plans for inhouse amplification and speaker placement for live entertainment outside.

B. McIntyre opened the public hearing. The following people spoke:

- Don Popelka, 2770 Shawano Ave., spoke against the project due to concerns with the impact of noise, traffic, and litter to the neighborhood.
- Mark Paulson, 332 Riverdale Dr., also said he has concerns with the noise and trash.
- Angela Ryczkowski, 2759 Shawano Ave., said she worries about increased traffic and parking with an expanded outdoor area.
- Dan VanLanen, 3231 Evergreen Ave., said he is a lieutenant with the Hobart-Lawrence Police Department and has worked with the applicant to resolve issues at their other establishment in Lawrence. He said Mr. Vann is always cooperative and responsive, and there have been no unresolved issues.
- Dan Geurts, 2775 Shawano Ave., said he objects to the project due to concerns with noise.
- Carl Treml, 2766 Shawano Ave., said he also objects to the project due to concerns with noise.
- Gail Popelka, 2770 Shawano Ave., said she already deals with noise issues with customers and delivery trucks and does not want to see the issue get worse with an expansion of the outdoor area.

B. McIntyre closed the public hearing. The Plan Commission discussed at length.

Action on CUP for

2840 Shawano Ave.

E. Gulbrand moved to approve the conditional use to construct an outdoor patio, bar and dining area at 2840 Shawano Ave. N. Gwidt seconded. **The motion carried unanimously.**

**Public hearing for
PDD to construct
apartments, VH-455**

D. Wiese discussed the request from Keith Duquaine for Preliminary Planned Development District approval to construct three 20-unit apartment buildings at the corner of Riverview Drive and Maywood Avenue, VH-455. Steve Bieda of Mau and Associates came forward to explain the project in detail.

B. McIntyre opened the public hearing. The following people spoke:

- Jodi Kozloski, 2226 Riverview Drive, spoke against any multi-family project on that parcel. She said she would like to see single-family homes in the residential neighborhood.
- Roberta Kozloski, who owns Kozloski Towing, also spoke against the project. She said she has concerns about the impact a multi-family development will have on the neighborhood and to her property.

B. McIntyre closed the public hearing.

R. Smith moved to approve the request for a Preliminary Planned Development District to construct three 20-unit apartment buildings on the corner of Riverview Drive and Maywood Avenue, Parcel VH-455. M. Soletski seconded. **The motion carried unanimously.**

**Mini-warehousing in
Industrial districts**

D. Wiese reviewed suggested conditional-use standards for self-storage units in the I-3 Industrial Park Light Industry and the I-4 Industrial Park Heavy Industry zoning districts. The commission discussed in detail the suggested standards and agreed to strike the requirement to fence the property.

R. Smith moved to approve the proposed ordinance establishing conditional use standards for mini-warehousing in the I-3 industrial park light industry and the I-4 industrial park heavy industry zoning districts with the revisions as noted. M. Soletski seconded. **The motion carried unanimously.**

**Future Agenda
Items/Other**

None.

Adjournment

M. Berg moved to adjourn. E. Gulbrand seconded. **The motion carried unanimously, and the meeting was adjourned at 7:10 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant