

**Minutes of the Plan Commission Meeting
October 15, 2012 at 5:30 p.m.
Village Hall Board Room**

Call to Order

Village President Burt R. McIntyre called the meeting to order at 5:30 p.m.

Roll Call

Present: Plan Commission members Burt R. McIntyre, Village President; Dave Badura, Jay Faikel, Jim Priewe, Bob Strazishar

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

The Commission recited the Pledge of Allegiance.

Approve Agenda

J. Priewe moved to approve the agenda. B. Strazishar seconded the motion. **The motion carried unanimously.**

9/17/12

Meeting Minutes

D. Badura motioned and J. Faikel seconded to approve the minutes from the Sept. 17, 2012 Plan Commission meeting. **The motion carried unanimously.**

**Public Hearing for
Stone Meadows sign**

D. Wiese reported on the request for a PDD amendment for Lexington Homes to allow for the construction of an identification sign for the Stone Meadows Trail Apartment Complex, located at 2500-2568 Stone Meadows Trail, VH-3162. Rob Ernest of Lexington Homes explained the sign materials and setback.

B. McIntyre opened the public hearing. Kathy Eis of 2551 Telluride Trail said she doesn't support adding the sign to the neighborhood. B. McIntyre closed the public hearing.

J. Priewe motioned to approve the PDD amendment for Lexington Homes with the staff recommendation that the sign must be set back a minimum of 10 feet off the property line for vision clearance (The standard setback for this type of sign is 15 feet.) J. Faikel seconded. **The motion carried 4-1 (No: B. Strazishar).**

**Public Hearing for
Moder greenhouse**

D. Wiese reported on the request for conditional use approval from Arnold Moder to erect a 30' x 96' greenhouse at 3439 Lineville Road, VH-194-1. Joan Moder of 3439 Lineville Road came forward to explain the project.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

B. McIntyre motioned to approve the request to erect a 30' x 96' greenhouse with the following staff recommendations:

1. The building location shall be as specifically shown on the site plan as submitted.
2. The size of the greenhouse shall be 30' x 96' and the height shall not exceed 13 feet.
3. The greenhouse shall be constructed of steel framework with clear polyethylene film exterior surface.
4. No permanent sewer, water, heating or electrical power shall be provided to the structure.

B Strazishar seconded. **The motion carried 4-1 (No: J. Faikel).**

**Public Hearing for
Gilligan's CUP**

D. Wiese reported on the request for conditional use approval from Jess Senn representing Gilligan's to allow the outdoor sale and service of food at 1985 Velp Ave., VH-630.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

B. McIntyre motioned to deny the request for conditional use for Gilligan's to have the outdoor sale and service of food. J. Priewe seconded. **The motion to deny carried unanimously.**

**Site Plan for roof
Addition at Gilligan's**

D. Wiese reported on the proposed site plan for a roof addition at Gilligan's, 1985 Velp Ave., VH-630. B. McIntyre motioned to deny the project. D. Badura seconded. **The motion to deny carried 4-1 (No: J. Faikel).**

**Public Hearing for
Vandervest Harley**

D. Wiese reported on the request for a conditional use approval from Vandervest Harley-Davidson to allow outdoor amplified music, sale of merchandise, service and sale of food at 1966 Velp Ave. Eric and Rick Vandervest, representatives of Vandervest Harley-Davidson, explained the request in detail.

B. McIntyre opened the public hearing. Tim Brunette of 2107 Velp Ave. said he supports the request. Nobody else spoke. B. McIntyre closed the public hearing.

J. Faikel motioned to approve the request for conditional use approval from Vandervest Harley-Davidson to allow outdoor amplified music, sale of merchandise, service and sale of food at 1966 Velp Ave. with the following staff recommendations:

1. The consumption of food and drink shall be limited to the patio area.
2. The outdoor patio area shall be monitored and supervised by staff personnel at all times.
3. Electronically amplified sounds shall be permitted until 10:00 p.m. on weekends.
4. Construct a dumpster enclosure to enclose the dumpsters and waste oil container complying with the regulations set forth in Section 50-508(6) of the Village Code within one year of permit issuance.
5. The conditional use permit shall expire 2 years from the date of approval.
6. The consumption of alcohol shall be limited to the patio area within the confines of the existing fence.
7. No additional lighting is added.

B. Strazishar seconded. **The motion carried unanimously.**

**Public Hearing for
Garot condominiums**

D. Wiese reported on the request from Mau & Associates representing Garot Land Development for Final PDD approval to construct four 8-unit condominiums at 4001 Shawano Ave., VH-61.

B. McIntyre opened the public hearing. Steve Bieda of Mau & Associates explained the project in detail. Nobody else spoke. B. McIntyre closed the public hearing.

D. Badura motioned to approve the request for Final PDD approval to construct four 8-unit condominiums at 4001 Shawano Ave., VH-61, with the condition that the

garage lighting be altered from the wall pack design shown in the plan and also with the following staff recommendations:

1. Minimum square footage requirements for the units (1,200 square feet.)
2. Curb and gutter through the entire parking and drive areas.
3. Decorative garage doors for all doors as depicted in the submittal.
4. Easement dedicated to the Village for future sidewalk and future trail.
5. Stormwater management plan approved by the Engineering Department.
6. Construction of the future walking trail on this portion of Phase I.
7. All decks and rails shall be of a decorative material and not wood.
8. The far eastern and western units shall have a covered service door entrance on the garage as shown in the Sister Bay Photos.

B. McIntyre seconded. The Plan Commission discussed. Keith Garot, the developer, came forward to answer additional questions. **The motion carried unanimously.**

Public Hearing for SMB sports complex

D. Wiese reported on the request for Preliminary PDD approval from St. Maria Bay Co. to allow for the construction of a sports complex on four parcels south of the intersection of Woodfield Court and Cardinal Lane, VH-461-G, VH-461-E, VH-461 and VH-461-A.

Joel Ehrfurth of Mach IV Engineering came forward to explain the project in detail.

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

1. Gerald Berg, 2813 Dewey Decker Drive, spoke in opposition of the re-zoning of the area and the specific proposed project.
2. Karen Will, 438 Woodfield Drive, spoke in opposition to the sports complex plan due to concerns with parking.
3. Craig Salscheider, 2795 Dewey Decker, requested neighborhood meetings so the residents in the area can provide feedback and ideas for the project.
4. Ellen Rocheleau, 2708 Hillsdale Court, expressed concerns about the project's impact on her home and property.
5. Mike Van Straten, 2739 Dewey Decker, said he worries about the effect resulting traffic and lighting will have on the quiet neighborhood.

B. McIntyre motioned to approve the request for Preliminary PDD approval. D. Badura seconded. **The motion carried unanimously.**

Site Plan for Select Plastering

D. Wiese reported on the site plan for Select Plastering to construct a 30' x 30' storage building at 2188 Shawano Ave., VH-723-1. Steve Barron of Barron Building explained the project in detail. B. Strazishar motioned to approve the site plan. J. Priewe seconded. **The motion carried 4-1 (No: J. Faikel).**

Site Plan for Team Bay Storage

D. Wiese reported on the site plan from David O'Brien of Bayland Buildings representing Chris Dockery of Team Bay to construct a 4,200-square-foot building addition for Self Storage Warehouse at 1601 Brookfield Ave., VH-123. J. Faikel motioned to approve the site plan contingent on the review of a stormwater plan. D. Badura seconded. **The motion carried unanimously.**

Berm Regulations

D. Wiese reported on the current regulations and standards regarding berms.

Future Agenda Items

B. McIntyre asked for a report regarding sales of vehicles on B-2 zoned parcels.

Adjournment

J. Priewe motioned to adjourn. J. Faikel seconded. **The motion carried unanimously, and the meeting was adjourned at 7:07 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant