

PLAN COMMISSION MEETING OCTOBER 26, 2010

The Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Roth, Alan Theis, Jeff Flaws, John Meyer, Dave Jennings, Patrick Hess, Wilfredo Barreto, Wayne McStrack, Larry Rigden and Wanda Gosa.

Also Present: Deputy Clerk Wigderson; Shawn Finn 220 W. Summit Ave; Dave Kilpatrick 1001 Lochtyn Ridge; Michael Wegner 614 Mount Snowdon Road; and Brian Walsh 201 Breck Road.

Deputy Clerk Wigderson noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

PUBLIC COMMENT

No public comment.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of September 28, 2010. Motion by John Meyer to approve the minutes as amended and waive the requirement of reading same, second by Wilfredo Barreto, motion passed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION REDBOX AUTOMATED RETAIL

REQUESTED BY: Suzanne Jagodzinski
One Tower Lane, Suite 900
Oakbrook Terrace, IL 60181

PRESENTED BY: No one present

DISCUSSION: No one was present from this business. The machine has been installed without approvals. The Deputy Clerk is to contact this business and let them know that the machine cannot be operable until approvals have been received from the Village. The machine does not have to be removed from the premise, but it must not be operating. This agenda item will be tabled to the November Plan Commission meeting.

MOTION: No motion at this time.

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REQUEST FOR APPROVAL COMMERICAL BUILDING MODIFICATION A SMOKING SHELTER AT FINN'S BAR & GRILL

REQUESTED BY: Shawn Finn
220 West Summit Ave
Wales, WI 53183

PRESENTED BY: Shawn Finn

DISCUSSION: Mr. Finn would like to install an open air smoking shelter in the northeast corner of his building. This shelter will not be able to be seen from the front of the building and there will be enough space to get an emergency vehicle around the building. The exterior doors from the kitchen and dining areas will exit out into the new shelter space. The dumpster and grease bins will be moved east of their current location. The current emergency exit door will be used, and the alarm paddle will be removed. They will install lighting under the canopy for safety. This lighting does not need further approvals from the Plan Commission, but the fixtures should be full cut-off style. The shelter will match the existing building. The new shelter will be 20' by 24'.

MOTION: Motion by Alan Theis to recommend approval of the smoking shelter, with the lighting to be full cut-off fixtures, as submitted, second by Jeff Flaws. Motion passed unopposed.

DISCUSSION DRAINAGE AT 1001 LOCHTYN RIDGE DAVE KILPATRICK

DISCUSSION: Dave Kilpatrick is having drainage issues on his property located at 1001 Lochтын Ridge and would like some direction from the Plan Commission. Two years ago Dave tiled the west end of his property because so much surface water was flowing onto his property from the properties to the east. There is a French drain on the west side of his property. Over the years development in the area has led to more hard surface draining toward his property. In addition, some properties on Boettcher Road in the Town of Genesee have dug new trenches, which direct flow south toward his property as well. On the southwest end of his property there is a small plot that is C1 – Conservancy. Dave will have to get the wetlands on his property delineated before any work can be done to resolve this issue. Dave does have a drainage easement for the property to the south of him, but he is not allowed to drain water on any other neighbor's property. Dave will not have to come back to the Plan Commission for any approvals; he should work with the DNR and the Village's Building Inspector to get any permits that he may need.

MOTION: No motion at this time.

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REQUEST FOR APPROVAL AMENDMENTS TO SECTIONS 17.0707 & 17.0711 AS IT RELATES TO SIGNAGE; SECTION 17.1010 AS IT RELATES TO ILLUMINATION, AND SECTIONS 17.0308A2(a), 17.0309A2(d), & 17.0310A2(d) B1, B2, B3, & I1 AS IT RELATES TO CIVIC, SOCIAL, & FRATERNAL ASSOCIATIONS SECTION 17.0210 PUD TO INCLUDE B2 GENERAL BUSINESS DISTRICT

DISCUSSION: Plan Commission members need to have the word “ownership” clarified before any recommendations can be made on Sections 17.0707, 17.0711, and 17.1010. The Deputy Clerk will ask the Village Attorney for further information.

Sections 17.0308A2(a), 17.0309A2(d), 17.0310A2(d) and 17.0210. “Civic, social and fraternal associations” will be removed from the B1, B2, and B3 Zoning Code Sections and placed in Section 17.0312 I1 – Institutional District.

Section 17.0210 will be amended to include the B2 General Business District in the PUD Regulations.

MOTION: Motion by Jeff Flaws to recommend that the Village Board set November 30, 2010, as a public hearing date to amend the B1, B2, B3, I1, and PUD Sections of the Zoning Code, second by Wayne McStrack. Motion passed unopposed.

DISCUSSION SMART GROWTH YEARLY REVIEW

DISCUSSION: The Implementation Action Schedule in the Smart Growth Plan has been updated and will be placed on the December Plan Commission agenda for official adoption.

ADJOURNMENT

Motion by John Meyer to adjourn, second by Wilfredo Barreto, motion passed, unopposed. This meeting was adjourned at 8:34 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk