

PLAN COMMISSION MEETING FEBRUARY 28, 2012

The Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Jeff Roth, Wanda Gosa, Carl Millard, Patrick Hess and Dave Jennings

Also Present: Deputy Clerk Wigderson; Village of Wales Trustee David Lang; Building Inspector Scott Hussinger, Kevin Rodriguez – American Sign 1215 Bowes Road, Elgin, IL 60123; Leslie Bley, 104 W Main Street, and Diana Markus, 104 W Main Street.

Excused: Wayne McStrack, Alan Theis, Larry Rigden and John Meyer

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 January 31, 2012. Motion by Jeff Flaws to approve the minutes and waive the requirement of reading same, second by Dave Jennings, motion passed. Wanda Gosa abstained.

REQUEST FOR APPROVAL MODIFICATION TO BUILDING SIGNAGE & NEW LOCATION OF THE MONUMENT SIGN CULVER'S 400 SUMMIT AVE

REQUESTED BY: Anthony Milazzo
400 E Summit Ave
Wales, WI 53183

PRESENTED BY: Kevin Rodriguez of American Sign

DISCUSSION: Culver's corporate office has approved a new style of signage and Mr. Milazzo would like to install the new signage. The building mounted signage would remain the same size, but the blue oval background would be removed. The monument size has been reduced from the original size to a new 8 feet by 11 feet and will have 38.34 square feet of signage per side, which is under the 40 square foot per side in the Zoning Code. The monument will be moved to the west side of the drive thru entrance, but the final location must be within the setbacks of the Zoning Code requirement.

MOTION: Motion by Dave Jennings to recommend approval of the Modification of Signage, as submitted, second Patrick Hess. Motion passed unopposed.

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & SIGNAGE
TIKI'S CUSTOM CLEANING
262 MAIN STREET**

REQUESTED BY: Candy Konkol
262 Main Street
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: There was no one present to discuss this agenda and will be tabled for another Plan Commission meeting.

MOTION: No motion at this time. This agenda item will be tabled until further notice.

**REQUEST FOR APPROVAL
AMENDED BUSINESS PLAN OF OPERATION
MAMA D'S COFFEE
104 WEST MAIN STREET**

REQUESTED BY: Diana Markus
104 W Main Street
Wales, WI 53183

PRESENTED BY: Diana Markus

DISCUSSION: Diana Markus would like to be able to serve beer and wine at the business. They are planning to have music on Thursday, Friday or Saturday night and believe that a mature audience would appreciate this added amenity. To start there will be music only one night a week and it would be from 7:00 p.m. until 9:00 p.m. The next step is to go before the Village Board for all approvals for the liquor license.

MOTION: Motion by Jeff Flaws to recommend approval of the Amended Business Plan of Operation, as submitted, second Wanda Gosa. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUILDING BUSINESS SIGNAGE
104 WEST MAIN STREET**

REQUESTED BY: Leslie Bley
104 W Main Street
Wales, WI 53183

PRESENTED BY: Leslie Bley

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DISCUSSION: At this time Ms. Bley would only like to install window signage for each unit and not a monument sign for the building. If at a later she would like to install a monument sign, she would have to return to for approval by the Plan Commission. The proposed "sandwich board" type portable sign requested for Studio Amour cannot be approved, because that type of sign is not allowed per the Zoning Code. The Plan Commission has recommended a building mounted fixture that would allow for interchangeable signs to promote the specials at the salon. The letters will all be of the same font for the business, but the sizes will be 2" to 4" depending on the size of the windows.

MOTION: Motion by Jeff Flaws to recommend approval of the Building Business Signage, as submitted, second Wanda Gosa. Motion passed unopposed.

REQUEST FOR APPROVAL RESIDENT LETTER AND OPEN HOUSE DATE FOR THE VILLAGE CENTER DESIGN GUIDELINES

DISCUSSION: The proposed letter should be sent out with the Design Guidelines, proposed map of the Village Center, and the notice that will be sent to the paper. The Open House will be at the Wales Community Building on March 20, 2012 from 7:00 p.m. until 9:00 p.m. The Deputy Clerk should have copies of the guidelines, map, Smart Growth Document, Land Use Plan, and the Zoning Code on hand for the residents to review. Plan Commission members should be in attendance to answer any questions that the residents may have.

MOTION: Motion by Jeff Flaws to recommend approval of the Resident Letter and March 20, 2012 as the date for the Open House, as submitted, second Carl Millard. Motion passed unopposed.

DISCUSSION TEMPORARY SIGNAGE

DISCUSSION: The Deputy Clerk submitted in wording that reflects the Clerk's Office issues Temporary Sign Permits, instead of the Plan Commission. The wording needs to be review at the next Plan Commission meeting. The question of allowing "sandwich board" type signs has been asked to be reviewed. Many businesses have requested this type of temporary signage, which is not allowed under the current Zoning Code. Trustee David Lang was present and requested that Plan Commission reconsider allowing more types of temporary signage for our businesses. He would like the Village to help our businesses promote their businesses. The Deputy Clerk will look for examples of temporary sign fixtures, and what other communities of similar size allow businesses to use for the next Plan Commission meeting.

ADJOURNMENT

Motion by Patrick Hess to adjourn, second by Jeff Flaws, motion passed, unopposed. This meeting was adjourned at 8:08 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk