

## **PLAN COMMISSION MEETING JUNE 25, 2013**

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

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Bill Petterson of Jerusalem Presbyterian Church; Steve Chandler of Jerusalem Presbyterian Church; and Perry Galloway of Jerusalem Presbyterian Church.

Excused: Dave Jennings, John Meyer and Alan Theis.

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 April 30, 2013. Motion by Wayne McStrack to approve the minutes and waive the requirement of reading same, second by Larry Rigden, motion passed. Patrick Hess and Wanda Gosa abstained.

### **REQUEST FOR APPROVAL POSSIBLE PARKING LOT ON LOT 1 TAX KEY WLSV 1455977003 207 W MAIN STREET JERUSALEM PRESBYTERIAN CHURCH**

**REQUESTED BY:** Jerusalem Presbyterian Church  
207 W Main Street  
Wales, WI 53183

**PRESENTED BY:** Steve Chandler

**DISCUSSION:** The vacant lot would now have 48 spaces, a shed that will be installed at a later date, and a rain garden. The parking spaces and rain garden will be installed this year. They will be installing one light pole for the parking lot. A walkway will be installed to connect the lot and the church so people do not have to walk in the street. The existing lot will be sealed and striped, when the new lot is finished. The handicap entrance is located at the back on the Church and there will be 4 handicap parking spaces located there. The landscaping needs to be complete as soon as possible after the parking lot is installed. The new lot does not encroach on the septic system, and the reserved location for the new/future septic field is to the south east of the church building.

Here are the answers for the questions raised by the Village Engineer:

- The two lots will be combined into one lot in the future.
- There is a shared easement which includes a maintenance & restrictive covenant for the shared driveway.
- The plans were modified to show the rain garden on sheet C1.0

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- Plans were modified to show the dimensions of the handicap spaces. The use of detectable warning fields was discussed and since the slope of the sidewalk was not equivalent to a ramp the hatched areas at the end of each walk and the sidewalk were not required.
- The spelling of “wattles” was corrected throughout the plan and the Maintenance Plan was modified to include the use of wattles.
- A note was added that states, “The contractor shall not trespass on any adjacent parcel during construction. The contractor shall obtain permission from the adjacent owners if access is needed.”
- A note was added that states, “Install Class 1 Type A erosion matting along all side slopes and bottom of swales, spillways and the rain garden basin.”
- The spillway will be armored by TRM.
- The Plan Commission did not require specific quantities, spacing and planting patterns.
- A guarantee was not required by the Plan Commission.
- The owner will supply an as-built drawing of the rain garden and a maintenance agreement for the rain garden when complete.

**MOTION:** Motion by Jeff Flaws to recommend approval of the parking lot and rain garden, as submitted, second Wayne McStrack. Motion passed unopposed.

### **ADJOURNMENT**

Motion by Wanda Gosa to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 7:51 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk