

PLAN COMMISSION MEETING JANUARY 27, 2009

The Regular Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wanda Gosa, Jeff Roth, Alan Theis, John Meyer, Wilfredo Barreto, Ken Mace, Mike Vincent and Larry Rigden.

Also Present: Deputy Clerk Wigderson; Dave Jennings, 422 Gower Bae; Patrick Hess, 436 Cregennan Bae; Roman Osmanski, 205 Caernarvon Road; and J. Paul Bergeron of Huntleigh Healthcare.

Excused: Wayne McStrack.

The Plan Commission Chairman noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of December 16, 2008. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed. Ken Mace and Mike Vincent abstained. Motion to amend the minutes by Wilfredo Barreto, second by John Meyer.

Plan Commission Members acknowledged receipt of the minutes of Special Plan Commission meeting and Public Hearing of January 20, 2009. Motion by Alan Theis to approve and waive the requirement of reading same, second by Jeff Flaws, motion passed. Mike Vincent abstained.

PUBLIC COMMENT

No public comment.

CONSENT AGENDA SIGNAGE

BR CUSTOM WOODCRAFT & CURVES TEMPORARY BANNER

DISCUSSION: Wilfredo Barreto had concerns with both items and wanted them returned to the regular agenda.

MOTION: Motion by Wilfredo Barreto to recommend removing BR Custom Woodcraft and Curves signage from the Consent agenda to the Regular agenda, as submitted, second Jeff Flaws. Motion passed unopposed.

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**REQUEST FOR APPROVAL
SIGNAGE
BR CUSTOM WOODCRAFT, LLC
205 JAMES STREET**

REQUESTED BY: Brian Runde
205 James Street
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: Wilfredo Barreto was concerned that the sign was submitted as a wall sign, when in fact it is a projecting sign and wanted this cleared up. The sign will not be located above a walkway and does not have to adhere to the 7-foot-above rule. There is a lighted sign in the window that must be removed. Brian Runde was contacted about this sign and stated that the lighted sign was temporary until his permanent sign was approved and that it would be removed.

MOTION: Motion by Alan Theis to recommend approval of the signage as submitted, with the current illuminated window signage to be removed, second Wanda Gosa. Motion passed unopposed.

**REQUEST FOR APPROVAL
TEMPORARY BANNERSIGNAGE
CURVES
300 EAST SUMMIT AVENUE**

REQUESTED BY: Jim Walker
300 East Summit Avenue
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: Wilfredo Barreto had concerns that the sign was submitted as "300 square feet" and should be "30 square feet" and that they were requesting more than the 30 days that are allowed to them. The Deputy Clerk will contact Mr. Walker before the Village Board meeting and have him clear up the days that the temporary banner will be installed. He is using an old revision of the form and must submit the current form next time. This is the 1st request for the 2009 calendar year. The sign will be installed under the awning in front of the unit.

MOTION: Motion by Jeff Flaws to recommend approval of the temporary banner signage as submitted, with the corrected size of 30 square feet, not the 300 square feet shown on the form, second Wilfredo Barreto. Motion passed. Mike Vincent opposed.

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REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE HUNTLEIGH HEALTH CARE 308 W OAK CREST DRIVE

REQUESTED BY: James Kellern
308 W. Oak Crest Drive
Wales, WI 53183

PRESENTED BY: J. Paul Bergeron

DISCUSSION: This business is located in the MAB Building and is not a retail business. The MAB building was not set up for multiple tenants and there could be building codes that must be addressed. They rent medical equipment to hospitals, nursing homes and occasionally a private home. The products they rent out are repaired, refurbished and cleaned and sterilized before each use. Currently there is only one rental tech and one sales person, but as the business grows more employees could be added. One cargo van and a box truck will be used to deliver the equipment and will be parked overnight in the parking lot. There will be no medical gases at the location. If any flammable gases should ever be stored at the location they must use a fireproof cabinet. Disinfectants used to clean the sheets in the laundry are not considered hazardous materials. The company has strict protocols which are followed to prevent the spread of infectious diseases. Plan Commission member Wilfredo Barreto said that he believes this business should not be located in a multi-tenant building, but as a stand-alone business.

They are requesting signage on the door. It will be 20" x 25" and will not be illuminated. The sign will be a light blue background with dark blue letters.

MOTION: Motion by Jeff Flaws to recommend approval of the business plan of operation and signage as submitted, second Mike Vincent. Motion passed. Wilfredo Barreto opposed.

DISCUSSION WIND GENERATOR ORDINANCE

DISCUSSION: The Plan Commission members have requested more information before they start to work on an ordinance. They would like to have people come in and talk about the pros and cons of the wind generator and what types of generators are available.

DISCUSSION HISTORIC DOWNTOWN

DISCUSSION: Chairman Jeff Roth would like to start working on the "Historic Downtown" development. Jeff Flaws talked with the Village bond company, Ehlers & Associates, who recommended that the Village not get into the development business.

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Jeff Roth then suggested that the Plan Commission should at least work on developing a "Vision Statement" for the downtown area that would be helpful to future developers.

DISCUSSION MIKE VINCENT

DISCUSSION: The Plan Commission members would like to thank retiring Plan Commission member Michael Vincent for 22 years of dedication and service to the Village of Wales and its residents.

NEXT MEETING DATE

Tuesday, February 24, 2009

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wanda Gosa, motion passed, unopposed. This meeting was adjourned at 7:57 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk