

**PLAN COMMISSION**  
**January 19, 2012**



Michelle Kaltenberg called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Fred Albertz, Chad Chapman, Tim Semo, Absent and excused David Blend, Gary Gavin and C. J. O'Neil. Also in attendance: Village Administrator Mark Johnsrud, Village Clerk/Treasurer Joan Dykstra and Village Planner Sarah Pittz.

**Statement of Public Notice** – This meeting was posted and noticed according to law.

**Approve Minutes of December 15, 2011**

A Semo/Albertz motion carried 4-0 on a roll call vote to approve December 15, 2011 minutes.

**Public Hearing**

An Albertz/Semo motion carried 4-0 to call the following public hearing to order at 5:31 p.m.:

**Section 250-39 (S) Short-Term Loan Establishments and Regulation Table of Land Uses of the Village Code of the Village of Johnson Creek is hereby created to read as follows:**

**S. Short-term loan establishment.** Description: Short-term loan establishment means any business which loan money on a short-term basis to members of the general public as an element of its operation, including businesses offering title loans, payday loans, signature loans both secured and unsecured and any small loans, and other similar businesses, but not to include a bank, savings and loan association or credit union which is licensed by appropriate State and Federal agencies.

- (1) Separation from other uses. No short-term loan establishment shall be allowed to locate or expand within two hundred (200) feet of any SR-2, SR-3, SR-4, TR-6, MR-8 and MR-10 zoned lot or within one thousand (1000) feet of any School, or Village Park. This separation distance shall be measured as a straight line, without regard to intervening properties from the nearest exterior wall of the short-term loan establishment to the nearest lot line of the lot zoned SR-2, SR-3, SR-4, TR-6, MR-8 and MR-10, School or Village Park.
- (2) Separation from other short-term loan establishment. No short-term loan establishment shall be allowed to locate or expand within fifteen hundred (1500) feet of any other short-term loan establishment. This separation shall be measured as a straight-line, without regard to intervening properties from the nearest exterior wall of the short-term loan establishment to the nearest lot line that contains the other short-term loan establishment.
- (3) Separation from Village corporate limits. No short-term loan establishment shall be allowed to locate or expand within fifteen hundred (1500) feet of the Village of Johnson Creek corporate limits. This separation distance shall be measured as a straight line, without regard to intervening properties, from the nearest exterior wall of the short term loan establishment to the nearest corporate limit of the Village of Johnson Creek.
- (4) Limitation on number of short-term loan establishments. Not more than one (1) conditional use permit for a short-term loan establishment shall be issued per each increment of forty five hundred (4,500) persons that make up the population of the Village of Johnson Creek as determined by the U.S. Census Bureau.

**Amend Village of Johnson Creek Land Use Regulation Tables 250 Attachment 5:3 (Requirements of 250-39 of the Village Code of the Village of Johnson Creek is hereby amended to include (S) Short-term loan establishment as a conditional use in NO, PO, NB, PB, GB, CB, PI, GI and HI zoning**

No comments were made at the public hearing.

**Close Public Hearing**

A Semo/Kaltenberg motion carried unanimously to close the public hearing at 5:31 p.m.

**Ordinance 18-11 Section 250-39 (S) Short-Term Loan Establishments - Regulation Table of Land Uses**

Administrator Johnsrud said currently there is not an ordinance for short term loan establishments. This ordinance would restrict short-term loan establishments by the number of establishments, separation from other short-term loan establishments, separation from Village corporate limits and separation from other uses.

A Semo/Albertz motion carried unanimously to recommend approving Ordinance 18-11 Section 250-39 (S) Short-Term Loan Establishments - Regulation Table of Land Uses.

**Resolution 02-12 Site Plan Review - Kohl's**

A Chapman/Kaltenberg motion carried to discuss.

The representative from Kohl's said this is a refresh of the outside of the current Kohl's store with a full remodel on the interior of the store.

An Albertz/Kaltenberg motion carried 4-0 on a roll call vote to recommend approving Resolution 02-12 site plan for Kohl's.

**Upcoming Meeting – February 16, 2012 – 5:30 p.m.**

**Adjourn**

A Semo/Kaltenberg motion carried to adjourn at 5:39 p.m.

Joan Dykstra  
Clerk – Treasurer