

**PLAN COMMISSION**  
**August 10, 2015**



Chairperson John Swisher called the Plan Commission meeting to order at 5:00 p.m. In attendance: Plan Commissioners: Laurie Adams, Mary Nimm, Tim Semo and John Swisher. Absent: David Armstrong, Chad Chapman and Scott Thomas. Village Trustees in attendance: Fred Albertz, Randy Bieri and Dale Theder. Also in attendance: Village Administrator Mark Johnsrud, Village Planner Mike Slavney with Vandewalle & Associates, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

**Statement of Public Notice**

This meeting was posted and noticed according to law.

**Approve Minutes of July 13, 2015 -**

A Semo/Adams motion carried to recommend approving July 13, 2015 minutes.

**Resolution 81-15 Extraterritorial Subdivision – William & Kathleen Olszewski – Town of Aztalan**

Johnsrud stated a right-of-way dedication is not necessary as the parcel is not located on a connecting roadway within the comprehensive plan.

A Semo/Adams motion carried to recommend approving Resolution 81-15 an extraterritorial subdivision to create Lot 1, a 4.70 acres parcel by William and Kathleen Olszewski in the Town of Aztalan.

**Resolution 82-15 Amended Site Plan – Rock River Power Sports – 400 N. Watertown Street**

Johnsrud stated that in 2014 the site plan was amended to permit a total of 411 square feet of signage including one monument sign not to exceed 100 square feet, 275 square feet of wall signage and 36 feet of directional signage. After a compliance inspection on June 10<sup>th</sup> it revealed that signage exceeded 411 square feet as permitted within the amended site plan. Mike DuClos then asked for an amendment to the approved site plan to increase signage from 411 square feet to 640 square feet to include:

- 1) one on-premise monument sign not to exceed twelve feet in height with a maximum sign area not to exceed one hundred sixty (160) square feet to include a back-lit two faced sign of ninety six (96) square feet and a two-faced marquee sign of sixty four (64) square feet, and
- 2) two wall signs not to exceed ninety (90) square feet on the West side of the building, and
- 3) four wall signs not to exceed two hundred (200) square feet on the North side of the building, and
- 4) one wall sign not to exceed fifty (50) square feet on the East side of the building, and
- 5) two wall signs not to exceed one hundred four (104) square feet on the South side of the building, and
- 6) four directional signs of less than nine (9) square feet for each sign, for a total of 640 square feet of total signage.

An Adams/Swisher motion carried 3-1 with Semo dissenting to recommend approving Resolution 82-15 amending the site plan for Rock River Power Sports at 400 N. Watertown Street to permit a total of 640 square foot of signage.

**Resolution 83-15 Site Plan - Badgerland Financial – 815 Wright Road**

Slavney stated that he appreciated the changes Badgerland Financial made to the parking to improve pedestrian access with the sidewalk to Wright Rd. Badgerland Financial does not provide drive-thru banking.

A Semo/Nimm motion carried unanimously to recommend approving Resolution 83-15 the site plan for Badgerland Financial to construct a 5,150 square foot building in accordance with the site plan at 815 Wright Road with the final approval of the lighting and grading by the Village Engineer and Village Planner.

**Next Meeting** – September 14, 2015 – 5:00 p.m.

**Adjourn** - A Semo/Nimm motion carried to adjourn at 5:20 p.m.

Joan Dykstra  
Clerk – Treasurer

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.