

PLAN COMMISSION
June 19, 2014



Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Armstrong, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas. Absent: Chad Chapman. Village Trustees in attendance: Tim Semo and Steven Wollin.. Also in attendance: Village Administrator Mark Johnsrud, Village Engineer Kevin Lord with MSA, Village Planner Mike Slavney with Vandewalle & Associates and Clerk/Treasurer Joan Dykstra.

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

Approve Minutes of May 15, 2014

An Armstrong/Ansay motion carried to approve May 15, 2014 meeting minutes.

Open Conditional Use Public Hearing - for the Johnson Creek School District

An Ansay/Armstrong motion carried to open the public hearing at 5:31 p.m. for the proposed Conditional Use for the Johnson Creek School District per Section 250-38(C) which requires a conditional use to permit Indoor Institutional within Single Family (SR-4) Zoning for Parcel #141-0714-1331-000, 46.83 acres and parcel #141-0714-1342-000, 20 acres.

Dr. Michael Garvey of the Johnson Creek School District distributed a schematic site plan including wetland delineation. The site plan also shows placement of future domes for expansion and athletic fields which will be funded through donations. A traffic study has been completed and Jefferson County is reviewing for approval of the CTY B/entrance drive design and right of way. The timeline for this project is to begin grading next month and start construction of domes in September with the completion of buildings by August, 2015.

Close Public Hearing

A Thomas/Nimm motion carried to close the public hearing at 5:38 p.m.

Open Planned Development Precise Implementation Plan (PIP) Public Hearing - Keagen Properties, LLC

An Ansay/Armstrong motion carried to open the public hearing at 5:39 p.m. for the proposed Planned Development Precise Implementation Plan (PIP) for Keagen Properties, LLC per Section 250-133 requires a (PIP) within Planned Industrial (PI) Zoning. Parcel #'s: 141-0715-0741-003, .745 acres; and 141-0715-0741-004, 1.842 acres; and 141-0715-0741-005 2.483 acres, 545 Wright Road; and 585 Wright Road; and 765 Wright Road.

This project is located at the corner of Hwy 26 and I-94 with the auto sales and service building located at the north end of the property with a small strip mall center south of the auto building facing Hwy 26. The auto building has a large glass showroom twenty foot tall with a mezzanine, and also includes fifteen to sixteen service bays, car wash and a detailing area. The landscaping meets the requirement and has an overall 17% green space as only 15% is needed. They are looking to exceed the lighting standards at the auto sales area. The second building/mall will be constructed of stone/brick/block with lots of glass and can occupy six businesses.

Close Public Hearing

A Thomas/Swisher motion carried to close the public hearing at 5:43 p.m.

Resolution 50-14 Conditional Use to Permit Indoor Institutional – Parcel # 141-0714-1331-000 and Parcel # 141-0714-1342-000 - Johnson Creek School District

An Armstrong/Thomas motion carried to recommend approving Resolution 50-14 including the following six findings of plan standards.

1. The proposed school campus is fully consistent with the Comprehensive Plan regarding accommodating the continued population growth of the community, including accommodating a growing school enrollment.
2. The proposed school campus is fully consistent with the Comprehensive Plan, including specific recommendations regarding the proposed development of this site, for the proposed use noted in the Planner Slavney's report.
3. The Village Zoning and Subdivision Ordinances contain many requirements which prevent or mitigate potential adverse impacts. The preliminary Site Plan and supporting documents indicate full compliance with all Zoning and Subdivision Ordinance requirements. A traffic study has been conducted and submitted to the County for review and recommendations regarding improvements to CTH B to address traffic loads on a daily basis and for large-scale special events such as graduation, prom and sporting events. The District has committed to make such traffic improvements consistent with the recommendations of the County.
4. The preliminary Site Plan and supporting documents are fully consistent with the Future Land Use Map and all Zoning Ordinance requirements.
5. Public utilities are available at the property line. With the provision of the above-mentioned improvements to CTH B, no other significant impacts to public agencies are anticipated.
6. The public benefits of the proposed conditional use outweigh all potential adverse impacts.

Resolution 51-14 Planned Development - Precise Implementation Plan (PIP) within Planned Industrial (PI) Zoning – 545, 585 & 765 Wright Road - Keagen Properties, LLC

A Swisher/Ansary motion carried to recommend referring this PIP/Resolution 51-14 to the next Plan Commission meeting.

Findings of Facts, Conclusion and Decision for 312 Milwaukee St., Brian and Bonnie Pernat – *information only* – The Zoning Board of Appeals approved a variance to the Zoning Code to Brian and Bonnie Pernat, owners of 312 Milwaukee Street to reduce side lot set back on the east and west to four feet from twenty feet and to permit a rear lot set back varying from thirteen to fifteen feet from twenty feet to be determined by the actual foundation of an addition to the existing building of twenty six (26) feet by seventy four (74) feet in relation to the rear lot line.

Next Meeting – July 17, 2014 – 5:30 p.m.

Adjourn

President Schopp adjourned the meeting at 6:08 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.