

PLAN COMMISSION MINUTES

July 28, 2014

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:32 p.m.

ROLL CALL: Trustee Representative Baum, Commissioners Mary Ellen Gray, Tim Yokes, Marty Peck, Bill Shadid and Dan Campbell were present. Chairman Dean Wolter was absent and excused. Village Planner Jeff Retzlaff was also present.

MOTION Campbell second Shadid to appoint Trustee Baum as Chairman Pro-Tem.

MOTION carried unanimously.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Yokes second Peck to Approve the minutes from 7-14-14.***

MOTION carried unanimously.

Gloria Moy – N124 W13832 Lovers Lane. Gloria Moy, property owner of an 11.4-acre parcel is seeking approval of a 2-Lot Certified Survey Map in order to create one five acre residential parcel. Planner Retzlaff summarized the proposal.

MOTION Peck second Yokes to Approve the 2-lot Certified Survey Map land division for the 11.4-acre Moy property located on Lovers Lane Road subject to the following conditions:

- 1. All technical corrections identified in the Village Surveyor's July 23, 2014 review memo shall be addressed in a revised CSM prior to recording.***
- 2. No Development shall occur within the 25' wetland setback shown on Lot 2.***

MOTION carried unanimously.

Buffalo Wild Wings – N96 W17990 County Line Road. The property owner is seeking approval of revisions to the exterior materials for the restaurant. Planner Retzlaff summarized the proposal and said the staff recommendation is to extend the fiber cement panels further to the east and add some additional landscaping to the northeast corner. Kevin Thode, RSP Architects, said the primary reason for the requested change in materials is cost related. They are asking for the EIFS material because the metal panels and the cement board brick panels are extremely expensive and they don't want to take away one expensive material and put in another expensive material as staff is recommending.

Commissioner Gray added that the red chokeberry shrub is not a good plant choice to put in front of the window because it will grow too tall. She suggested planting viburnum instead. Mr. Thode said he is willing to review the landscape plan and work with staff to revise.

MOTION Peck second Shadid to Approve the proposed revision to the exterior materials for the Buffalo Wild Wings building located on County Line road subject to the following conditions:

- 1. The fiber cement brick panels along the east elevation shall be extended further north to extend past the middle window section to a point 8 feet past/north of the window edge.***

2. Taller deciduous and/or evergreen trees or shrubs shall be planted along the east and north elevations at/near the northeast corner of the building.

Discussion followed. Mr. Thode asked if Buffalo Wild Wings could have the option to stay with all metal panels if the recommendation to extend the brick is approved.

MOTION to Amend Peck second Shadid to allow either the original approval or the proposed approval at the developers discretion.

Discussion continued.

MOTION to Amend carried 5-1 (Yokes).

MOTION to Amend Campbell second Baum to strike condition #1.

Chairman Baum said he felt there was enough brick shown on the south and east elevation.

MOTION to Amend carried unanimously.

Chairman Baum stated the Motion is for approval of the submitted design and the original approved design and the developer may do either one. Different plants will be added to the front corner. The developer will work with the Planner who will get direction from Commissioner Gray.

MOTION to Approve as Amended carried 5-1 (Yokes).

Commissioner Gray left at 7:05 p.m.

MGS Manufacturing Group – W188 N11707 Maple Road. Request is for approval of a monument sign for the corporate headquarters in the Germantown Industrial Park. Planner Retzlaff summarized the proposal.

MOTION Campbell second Peck to Approve the new monument sign proposed for the MGS Manufacturing Group building located at W188 N11707 Maple Road subject to the following condition:

- 1. All monument and directional signs shall meet a minimum setback of five (5) feet from all property lines.***

MOTION carried unanimously.

Northwestern Mutual – W189 N11100 Kleinmann Drive. Request is for approval of a second wall sign. Planner Retzlaff summarized the proposal.

MOTION Peck second Campbell to Approve the proposed second wall sign (south elevation) for Northwestern Mutual in the Kleinmann Center located at W189 N11100 Kleinmann Drive subject to the following conditions:

- 1. Electrical permits shall be obtained from the Building Inspection Department prior to installation.***
- 2. All electronic components shall be inspected and labeled by a licensed lab.***

Planner Retzlaff explained Northwestern Mutual is proposing to install an additional wall sign that is 8 square feet larger than the total size allowed. He said the Plan Commission may approve signage on any façade of a building when deemed appropriate for use. Discussion followed regarding reducing the proposed sign to comply with sign regulations. Rod Casperson, Sign-A-Rama, said Northwestern Mutual needs the additional sign to direct customers to their business and customers wouldn't see the sign if it was reduced in size. Commissioner Gray returned 7:15 p.m.

MOTION carried 4-2 (Yokes, Baum)

Maurices – N96 W19120 County Line Road. Request is for approval of wall signs for the new tenant in the commercial building under construction in the Germantown Plaza III retail development. Planner Retzlaff summarized the proposal.

Don Nummerdor, Sign Effectz, said Maurices would prefer the 69.7 sqft sign that is over the sign allowance.

MOTION Peck second Shadid to Approve the proposed wall signs for Maurices in the Germantown Plaza III retail commercial center located at N96 W19120 subject to the following conditions:

- 1. The maximum wall sign area shall not exceed 66 sqft.***
- 2. Electrical permits shall be obtained from the Building Inspection Department prior to installation.***
- 3. All electronic components shall be inspected and labeled by a licensed lab.***

MOTION to Amend Gray second Shadid to allow the 69.7 sqft sign as shown on page 2 of the revised sign drawings.

MOTION to Amend Fails 3-3 (Yokes, Peck, Baum against).

MOTION to Approve carried unanimously.

The Gables – N109 W17000 Ava Circle. The request is for approval of three monument signs for the senior living campus. Planner Retzlaff summarized the proposal.

MOTION Campbell second Gray to Approve the three (3) proposed monument signs for the Gables campus located on Ava Circle subject to the following condition:

- 1. The address coordinates shall be placed on the sign face and the phone number shall be removed.***

Aaron Matter, Tarantino & Company, asked the Commission to allow the phone numbers in place of the address coordinates. Discussion followed. Planner Retzlaff said address coordinates are a requirement for all commercial signs.

MOTION to Amend Campbell second Shadid to require the address coordinates and allow the phone number on the sign face.

MOTION to Amend carried 4-2 (Yokes, Peck).

MOTION to Approve as Amended carried 5-1 (Yokes).

ANNOUNCEMENTS: Commissioner Gray asked Plan Commission members to talk into their microphones so they can be heard clearly.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant