

PLAN COMMISSION MINUTES
November 9, 2015

CALL TO ORDER: 6:30 pm

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Bill Shadid, Tim Yokes, Peter Nilles and Tony Laszewski were present. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson. Commissioner Mary Ellen Gray was absent and excused.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 10-12-15.***

MOTION carried unanimously.

Perspective Design for Germantown Kiwanis – W162 N11870 Park Avenue The Germantown Kiwanis organization is requesting approval of revised site development and building plans for a 1,627 sqft open-air performing arts pavilion to be constructed within the Village's Firemen's Park property. Planner Retzlaff explained the Site Plan review was carried over from the September Plan Commission meeting where the recommendation was to forward the site plan on to the Building Construction Oversight Committee to address their concerns. Staff also met with the Building Oversight Committee and the Park and Rec Commission to discuss the master plan for Firemen's Park and decided on a new location for the pavilion that is more strategically located to satisfy a number of considerations. Brad Kropp, Perspective Design, spoke on the changes to the plans. He said accent bands with a stone material, a trellis front and some stone coursing above window lintels were incorporated into the design.

MOTION Baum second Yokes to Approve the site development and building plans for the proposed 1,627 sqft performing arts pavilion to be constructed within the Village's Firemen's Park property on Park Avenue subject to the following conditions:

- 1. Approval is for the site development and building plan set with a revised date of October 29, 2015 unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions herein.***
- 2. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 3. State approved plans are required by Inspection Services as part of the building permit application.***

Chairman Wolter added that the Plan Commission has oversight of the look of the building and the location falls under the Park and Recreation Commission.

MOTION carried unanimously.

Poblocki Sign for Wago Corporation – N120 W19129 Freistadt Road. Wago Corporation is requesting approval of a sign permit application for a wall-mounted sign for the expanded warehouse & manufacturing facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Nilles to Approve the proposed wall-mounted sign for the Wago Corporation in the Germantown Industrial Park subject to the following conditions:

- 1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components***
- 2. All electrical sign components must be listed and labeled by a recognized lab.***

MOTION carried unanimously.

Chris & Susan Dechant – N116 W15775 Main Street. The property owners are seeking approval of the Village's Historic Designation for the (former) Frank Schlaefer Homestead. Planner Retzlaff summarized the proposal and indicated the staff recommendation is to deny the request. He explained the property is located in the Village's "Mixed Use" area on the 2020 Land Use Plan map and if it is designated as "historic" it may be difficult to incorporate the property into the pedestrian friendly, entertainment and retail district the Village sees for the future. He said the owners may still preserve, protect and enhance the structure without the historic designation. Discussion followed regarding the process how a property is determined to be historic. Trustee Baum said the Village's historic designation program is voluntary and prohibits, prevents and precludes anyone in the future from doing what they want with it. Denise Hoinacki, Historic Preservation Secretary, said a property owner could go through the same procedure to be removed from the historic designation.

Motion Baum second Nilles to Approve the request for Historic Designation status for the (former) Frank Schlaefer Homestead located at N116 W15775 Main Street.

Trustee Baum said he supports the historic designation because a new owner could go through the process to be removed if they don't want to participate. He feels this building is suitable for historic designation, but he could also see it as a commercial use. Chairman Wolter said Mr. Schlaefer's lime business helped grow the area and had some significance to the history of Germantown. Ms. Hoinacki said Mr. Schlaefer was instrumental in the development of Germantown. Planner Retzlaff said it was a difficult decision, but feels the historic designation is a competing interest with the Main Street development plan and could be a hindrance.

MOTION carried unanimously.

Henry & Julie Schlee – N116 W12455 Pleasant View Drive The property owners of a 43.3 acre parcel are requesting approval of a rezoning and 3-lot Certified Survey Map in order to create three 10+ acre parcels. Planner Retzlaff summarized the proposal.

MOTION Baum second Nilles to Approve rezoning the parcel from A-1: Agricultural to A-2: Agricultural and;

Approve the proposed 3-lot Certified Survey Map (CSM) as drafted subject to the following conditions:

- 1. All requirements and technical corrections identified in the Village Surveyor's October 27, 2015 memo shall be addressed in a revised CSM prior to Village Board approval;***

- 2. A note shall be included on the CSM indicating that "Lot 3 shall not be further divided or developed with any habitable structures until such time as a wetland delineation has been prepared and submitted to the Village of Germantown.**
- 3. Soil evaluations for Lot 1 and Lot 3 indicating that each lot can support an on-site septic system shall be provided to the Village prior to Village Board approval.**
- 4. A shared driveway/access easement agreement applicable to the 40' access outlot and across the southern portion of Lot 1 shall be prepared and submitted to the Village for review prior to review of the CSM by the Village Board. At a minimum, the agreement shall address construction of the driveway to the minimum design standards set forth in Section 18.07(d) of the Village's Subdivision Code, and, ownership and maintenance responsibilities for the easement and driveway.**

Mr. Schlee asked if it was necessary to provide a wetland delineation. Planner Retzlaff said the delineation is required under the Shoreland Wetland code, but it may be deferred until the property is developed. He said a notation on the CSM indicates no further land division or development can occur until the land is delineated. Mr. Schlee said the soil tests are scheduled to be done on Saturday.

MOTION carried unanimously.

Gehl Foods, LLC – W160 N11736 Crusader Court. Tim Preuninger, agent for Gehl Foods, Inc., is requesting approval of an amendment to Conditional Use Permit #5-01 issued to Gehl Foods for the construction and operation of a 108,000 sqft warehouse facility. Planner Retzlaff summarized the proposal. The request is to amend Condition #6 to extend the hours available for trucking activity from 7:00 am and 6:00 pm to 6:00 am to 10:00 pm.

Tim Preuninger spoke on the request. He explained there is congestion in the parking lot especially in the morning hours. He said vendors would still be scheduled during daytime hours, but the shuttle drivers would be able to operate until 10 pm and not interfere with daytime deliveries. Trustee Baum asked if Gehl's had talked to the residents about the proposed change. Mr. Preuninger said no formal survey had been done but indicated that Gehl's had installed a deodorizer to keep a skunk like smell from occurring and installed a fence between their berm and property to keep students from coming into the parking lot. Trustee Baum said he could not recommend approval of the amendment because he hasn't heard from the residents regarding their concerns. Commissioner Laszewski agreed saying he doesn't know what the impact will be to the neighbors but understands the economic value to Gehl's. Commissioner Shadid had the same concerns with the neighbors.

Planner Retzlaff explained the Public Hearing is held before the Village Board to hear the concerns of the residents. The Planning Commission reviews the conditional use application and makes a recommendation to the Village Board. He said the applicant has given a lot of information regarding their proposal. He indicated there is no specific set of quiet hours that applies to businesses in Germantown and Gehl's is asking that they be treated like all other businesses in the Village. Discussion continued. Mr. Preuninger explained the trucking activity would basically be one shuttle truck going back and forth, dropping off one trailer and picking up another.

Dan Wing, N116 W16044 Main Street, commented that the residents surrounding this building spoke against the facility being built. He said promises were made to the resident's years ago and their concerns should be heard.

MOTION Shadid second Baum to Approve the Gehl Foods, Inc. request to amend Condition #6 in CUP #5-01 for the warehouse facility located at W160 N11736 Crusader Court subject to extend the time period within which truck activity can occur on the property to be 6:00 am to 10:00 pm.

Mr. Preuninger said there would probably be 3 to 4 trucks total until 10 pm. Planner Retzlaff asked why the extra 4 hours were needed if there are so few shuttle trucks. Mr. Preuninger said they had limited staging and not a lot of empty storage space. He said they chose 6:00 pm to 10 pm because it is consistent with other businesses and Village codes.

MOTION Failed 3-3 (Nay: Baum, Laszewski, Yokes)

This item will proceed to Village Board with no recommendation.

ANNOUNCEMENTS: Chairman Wolter said the Christmas Festival, Candy Cane Walk/Run, Christmas Parade and official tree lighting and activities will be held this Saturday, November 14th.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant