

PLAN COMMISSION MINUTES

July 8, 2013

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

ROLL CALL: Trustee Representative David Baum, Commissioners Warren, Stauffacher, Peck and Gray were present. Chairman Wolter and Commissioner Yokes were absent and excused. Village Planner Jeff Retzlaff was also present.

MOTION Warren second Gray to appoint Trustee Baum as Chairperson Pro Tem. MOTION carried unanimously.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Stauffacher second Warren to Approve the Minutes from June 10, 2013. MOTION carried unanimously.***

Dennis Parteka – W153 N11725 Kurt Drive. Request for a Conditional Use Permit in order to construct a mother-in-law accessory dwelling unit in an existing single-family dwelling. Planner Retzlaff summarized the proposal.

MOTION Stauffacher second Peck to Approve a Conditional Use Permit for Dennis Parteka to allow a mother-in-law suite accessory dwelling in the existing single-family dwelling located at W153 N11725 Kurt Drive subject to the following conditions:

- 1. The property owner shall notify the Village Zoning Administrator if/when use of the dwelling changes or ceases to be used as a “mother-in-law” suite.***
- 2. The conditional use permit shall not be transferrable to a subsequent owner unless said owner is a member of the Parteka family.***

MOTION carried unanimously.

The Gables of Germantown – N109 W17075 Ava Circle. Tarantino & Company, agent for the Gables of Germantown has submitted a supplemental landscaping plan for the 17.85 acre property. Planner Retzlaff summarized the plan.

Aaron Matter asked if the 2 evergreen trees shown in Exhibit A could be pushed back off the vision triangle. He also asked for flexibility to install the additional landscaping in the spring of 2014 when the Matterhaus plantings go in. Trustee Baum said he was ok with the trees installed out of the vision triangle. Planner Retzlaff said the Planned Development District requirement was to install landscaping within 6 months after the plan is approved or post a cash bond or letter of credit is posted to ensure completion. Aaron asked that the landscaping installation be extended to June.

MOTION Peck second Stauffacher to Approve the supplemental landscape plan for the Gables PDD subject to the following conditions:

- 1. Additional landscaping shall be installed in the amounts and locations listed below and as shown Exhibits A, B and C. Said additional items shall be show in a revised landscape plan submitted to the Village Planner for review and approval prior to installation;**
 - **Exhibit A (Engel Haus): (2) evergreen trees; (1) planting bed; (2) street trees**
 - **Exhibit B (Himmel Haus & Cottage #3): (3) evergreen trees; (1) planting bed**
 - **Exhibit C (Himmel Haus Cottage #1): (2) evergreen trees; (1) planting bed**
- 2. The minimum planting size shall be: 6-8' for evergreen & ornamental trees and 2.5" caliper for deciduous trees.**

MOTION to Amend Peck to allow the installation of additional landscaping to be completed within 14 months after approval.

MOTION to Amend Withdrawn.

Planner Retzlaff said the clock to complete installation will start after approval of the supplemental landscape plan. He said the plan could be approved as necessary to provide a 12 month completion time.

MOTION carried unanimously.

Buzdums Pub & Grill – W188 N10515 Maple Road. Boro & Becky Buzdum, property owners, are requesting approval of a wall sign. Planner Retzlaff summarized the proposal.

MOTION Stauffacher second Warren to Approve the proposed wall sign for Buzdums Pub & Grill located at W188 N10515 Maple Road 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.***
- 3. The owner/operator shall remove the illegally installed two-sided sign support structure (pole and plywood face) attached to the utility pole located in the street yard adjacent to US 41/45 prior to issuance of any building or electrical permit needed for the new wall sign.***

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant