

PLAN COMMISSION MINUTES

February 13, 2012

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:36 p.m.

ROLL CALL: Commissioners Warren, Stauffacher, Peck, Mazurek and Trustee Representative David Baum. Chairman Wolter and Commissioner Peck were absent. Staff members in attendance included Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

MOTION Peck second Mazurek to elect Trustee Baum as Chairman Pro-Tem until Chairman Wolter arrives.

MOTION carried unanimously.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Warren second Mazurek to Approve the Minutes from January 23, 2012.***

MOTION carried unanimously.

Good Will Industries – N112 W15800 Mequon Road. Goodwill is requesting approval for wall and monument signage for the new tenant space locating in the Sendik's Village Center. Planner Retzlaff summarized the proposal.

MOTION Stauffacher second Peck to Approve the proposed wall and monument signage as proposed for Goodwill in the Sendik's Village Centre located at N112 W15800 Mequon 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.***

MOTION carried unanimously.

Chairman Wolter arrived at 7:41 p.m.

Village of Germantown – Lot 31 of CSM 6406 and Lot 36 of SCM 6408 S. Patton Ct.

The Village of Germantown is requesting approval of a 1-lot CSM for purposes of re-dividing existing parcels totaling 32.3 acres in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Mazurek to Approve the CSM as proposed.

MOTION carried unanimously.

Bethlehem Lutheran Church – N108 W14290 Bel Aire Lane. Bethlehem Lutheran Church is seeking approval of site development and building plans for 8,900 sqft class and meeting room addition to the existing 22,370 sqft facility. Planner Retzlaff summarized the proposal.

Dave Miller, Anderson-Ashton spoke regarding the project. He thanked Planner Retzlaff, Assistant Lori Johnson and Engineer Bischke for all their hard work in helping with the revisions and getting this project on the agenda to meet the deadlines for the church. Chairman Wolter thanked Mr. Miller for his comments and congratulated the church on their success.

MOTION Baum second Peck to Approve the site development and building plans for the construction of an 8,900 sqft. addition to the existing 22,370 sqft facility located at N108 W14290 Bel Aire Lane subject to the following conditions:

- 1. Approval is for the site development and building plan set dated 2-9-12 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. A monitored sprinkler system and Knox Box shall be installed in the building as required by the Fire Department.***
- 4. 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.***
- 5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 6. All technical corrections and issues raised in the Engineering Department's February 2, 2012 memo shall be addressed and reflected in a revised plan set submitted to the Village Engineer for review and approval prior to issuance of a building permit.***

MOTION carried unanimously.

Gander Mountain – W190 N10768 Commerce Circle. Gander Mountain/Gun World is seeking approval of site development and building plans for the exterior renovation of the 31,100 sqft sporting goods store. Planner Retzlaff summarized the proposal.

Tom List, TCI Architects, explained the Gander Mountain store was changing their merchandising to expand the hunting and gun areas in the store. He said the concept is being pursued around the country.

Plan Commission members had the following comments and concerns:

- The building is in a predominant location in the community and lacks architecture. The building submittal next door (Carpet Warehouse) was asked to substantially improve their building with plan articulation, projections, and recessions, articulate the roof line, add corner elements, change out materials, and add piers.
- Leave the building as is looks now
- The building looks like an ugly box and needs articulation

MOTION Baum second Warren to continue action on the proposed building plans for the Gander Mountain until the applicant submits revised plans and elevations with comments made by the Plan Commission.

Comments continued:

- The building looks like an armory
- Add windows, piers, cornice, articulate roof line
- Add canopy over doors

Planner Retzlaff said the proposed sign could change with the new design and suggested postponing sign approval and continue with the temporary signage.

MOTION carried unanimously.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST: Planner Retzlaff said a Special Plan Commission meeting was scheduled for February 27, 2012 at 6:30 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant