PLAN COMMISSION MINUTES
February 27, 2012

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ROLL CALL: Chairman Wolter, Commissioners Warren, Mazurek, Jex, Trustee Representative David Baum and Village Planner Jeff Retzlaff. Commissioners Peck and Stauffacher were absent and excused.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Mazurek to Approve the Minutes from February 13, 2012.***

MOTION carried unanimously.

The Glen at Blackstone Creek – River Lane. Jim Sedgwick is proposing a series of amendments to the Blackstone Creek Planned Development District (PDD) for the 62.4 acre residential area and is seeking approval of a 74 lot preliminary subdivision plat for single-family residential development of a portion of the Glen at Blackstone Creek. Planner Retzlaff summarized the proposal and Matt Neumann reviewed changes to the plan.

Planner Retzlaff was not satisfied with the lack of additional architectural features and landscaping requirements that were presented. Neumann explained the requirements as presented would be the most cost effective without having to drive up the price of the homes. Trustee Baum asked why his recommendation to make the condos look different was not incorporated into the revisions. Neumann reasoned that the mix of single family versus condominiums would provide the difference. Baum was not in favor of the plan as presented citing there was not enough articulation in the elevations and lack of building details. He also requested the lots at 10,000 sqft be increased in size. Discussion continued regarding the landscaping requirements along River Lane. Neumann said requiring both additional landscaping and architectural details would be redundant and affect the price of the home. Chairman Wolter said he would prefer architectural details to landscaping. Neumann suggested putting a number on the details required. Planner Retzlaff said he still has concerns with the plan including the interface between the single family lots and the condo lots and the lot size and width. He presented a graphic showing more separation between lots 21 and 22 and 65 and 66 by sliding lots down to create more separation between condos and single family lots. He wanted additional landscaping and space between the condo units and single family lots. He said his recommendation as summarized in the staff review is for a minimum lot size of 12,500 sqft with an overall average size of 15,000 sqft, minimum lot width of 90 feet, minimum dwelling unit size of 1800 sqft for 1 story and 2100 sqft for a 2 story and additional buffer between specific condo units and single family lots as listed. Discussion continued regarding setbacks and additional separation between the units.

MOTION Baum second Warren to Approve proposed Amendment #1 to reduce the total number of residential dwelling units from 158 to 136 and allow the conversion of condominium units to 74 platted lots subject to the following conditions:

1. ***The Blackstone Creek Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution for the "The Glen at Blackstone Creek" and the proposed preliminary plat shall be amended to reflect the conditions recommended by the Plan Commission prior to review/action by the Village Board;***
2. ***The minimum dwelling size requirement set forth in the PDD for the single-family platted lot dwelling units shall be increased to 1,750 sqft for a one-story and 2,150 sqft for a two-story.***
3. ***The minimum area of each lot shall be increased to at least 12,000 sqft with an overall average lot area of 1/3 acre and a minimum lot width of 90 feet;***
4. ***The proposed single-family lots in the vicinity of the following condominium units shall be reconfigured with additional separation by adjusting the setbacks as discussed on the various property lines by moving the setback line no less than 25 feet to get more space in the vicinity of Condo Units Nos. 21/22, 65/66, 68, 103/104, 120/121, 124/125, 126/127, 137/138, 141/142 and 173/174 (as presented on the proposed Conceptual Site Plan dated February 27, 2012).***
5. ***Developer will work with the Village Planner to define specific architectural requirements for all facades with double road frontage and the articulation thereof.***
6. ***Add a note to the PDD Conditions & Restriction resolution and on the face of the subdivision plat which states the following: "Each dwelling unit on each platted lot shall be supplied one exclusive sanitary sewer lateral from the sewer main and one exclusive water main lateral from the water main."***
7. ***The easement language for the landscape easements along the rear of Lot Nos. 1 through 15 shall be included in the PDD Conditions & Restrictions resolution and submitted to the Village for review/approval. These easement areas shall be perpetually maintained by the Homeowners Association and/or lot owners to provide the intended visual screening and buffering.***
8. ***The 80' to 100' wide "Landscape Berm/Buffer" shown on the rear of Lot Nos. 9 through 15 on the subdivision plat shall be labeled/changed to a landscape easement subject to perpetual maintenance as required above.***
9. ***A 50 foot easement will be placed between lots 33 and 34 for future use.***

MOTION carried (4-1 Baum).

MOTION Baum second Mazurek to APPROVE the preliminary subdivision plat subject to the revisions and conditions recommended by the Plan Commission set forth above provided the preliminary plat is consistent with the PDD Development Plan and Conditions & Restrictions resolution as amended.

MOTION carried unanimously.

Chairman Wolter declared a recess at 8:20 p.m.
The meeting was reconvened at 8:25p.m.

D&G Transportation – N120 W18665 Freistadt Road. ESI Services, agent for D&G Transportation and Freistadt All-Temp LLC is requesting site development and building plan approval for a proposed 69,289 sqft cold storage and warehouse building on a 9.5 acre parcel located at the Freistadt and Maple Road intersection in the Germantown Industrial Park. Planner Retzlaff summarized the proposal.

Trustee Baum had concerns the number of parking spaces proposed was inadequate and that the roof top units had insufficient screening. Discussion continued regarding concerns with traffic, lighting, the retention pond and dumpster screening.

MOTION Baum second Mazurek to Approve the site development and building plans for the proposed 69,289 sqft cold storage facility (Phase 1 of a total of 155,700 sqft building) on the 9.5 acre parcel located at the Freistadt Road and Maple Road intersection in the Germantown Industrial Park subject to the following conditions:

1. ***Approval is limited to Phase 1 development only. As deemed necessary at the time of submittal, separate site development and building plans (namely building, erosion control, etc.) for the Phase 2 addition shall be prepared and submitted to the Village for Plan Commission review and approval prior to issuance of a building permit;***
2. ***All landscaping, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit for the building addition 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 will be completed within one (1) year after issuance of the occupancy permit.***
3. ***A monitored sprinkler system meeting the requirements of NFPA 13 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 issues and plan corrections identified in the Village Engineer' s February 1, 2012 review memo shall be addressed and included in revised plans submitted for review/approval by the Village Engineer prior to issuance of a building permit.***
7. ***A minimum of nine (9) street trees along Maple Road and (15) street trees along Freistadt Road shall be installed. The landscape plan shall be revised to include the additional street trees and submitted to the Village Planner for review/approval prior to issuance of an occupancy permit.***
8. ***A separate driveway permit is required for the relocated driveway on Bunsen Drive. A cross-access easement agreement between the Freistadt All-Temp LLC property and the D&G Transportation property shall be prepared and reviewed and approved by the Village attorney prior to recording.***
9. ***The exterior color of the roof mounted metal penthouse units and associated piping needs to be unobtrusive and blend in with the overall building. Details on the refrigeration penthouse and piping color and/or screening shall be***

submitted to the Village Planner for review/approval prior to issuance of a building permit.

MOTION to Amend Baum second Mazurek to add condition #10 to screen all roof top units either by way of line of sight or by a screening parapet wall.

MOTION to Amend carried (3-2 Wolter, Mazurek).

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant