

PLAN COMMISSION MINUTES

May 12, 2014

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:32 p.m.

ROLL CALL: Chairman Dean Wolter, Commissioners Mary Ellen Gray, Marty Peck, Tim Yokes, Bill Shadid and Dan Campbell were present. Trustee Representative David Baum was absent and excused. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson. Chairman Wolter welcomed new Plan Commission members Shadid and Campbell.

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Peck second Yokes to Approve the Minutes from April 14, 2014.*

MOTION carried unanimously.

TCI Trans-Coil LLC – W132 N10611 Grant Drive. Application for a monument sign for the recently completed 66,000 sqft manufacturing facility in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Yokes second Peck to Approve the proposed monument sign for the Trans-Coil facility located at W132 N10611 Grant 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.***
- 3. The correct street address to install on the monument sign base is W132 N10611 Grant Drive.***

MOTION to Amend Gray second Peck to use 4 different kinds of daylilies in different colors in the landscape plan.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Ultra Tool & Manufacturing – W194 W11811 McCormick Drive. Site development and building plans for an 84,820 sqft remodel and expansion of the existing manufacturing facility on the 9 acre parcel in the Germantown Industrial Park. Planner Retzlaff summarized the proposal. Terry Hansen, President Ultra Tool, spoke on the project. Chairman Wolter said he appreciated them coming forward and looking at this building to expand their business.

MOTION Peck second Campbell to Approve the site development and building plans for the proposed remodeling and 84,820 sqft building expansion to the existing facility located at W194 N11811 McCormick Drive in the Germantown Industrial Park subject to the following conditions:

- 1. Approval is for the site development and building plan set dated April 11, 2014 (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, Knox Box and fire hydrant shall be installed 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. Subject to Plan Commission review, additional screening of some/all of the proposed rooftop-mounted HVAC units may be required. If supplemental screening is required, screen walls or other appropriate complimentary features shall be installed. A revised roof plan and additional specifications for said screening shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building permit (with installation prior to issuance of occupancy).***

Commissioner Gray had concerns with the landscaping. She said the serviceberry bushes on the north side of the building should be replaced with arrowwood viburnum because they would be more successful. Bob Neumann, CSD, agreed to the replacement. Commissioner Yokes questioned why there were so many rooftop units. Mr. Neumann said a lot of the units were exhaust fans and less than 2 feet tall. Commissioner Peck asked for clarification of Condition #6. Planner Retzlaff said unlike the Business Park the Village does not have specific requirements for screening roof top units in the Industrial Park. He said either screening or locating the units in a way that they would not be visible or obtrusive from the edge of the building would be encouraged. Mr. Neumann said the units will follow the center line of the expansion. He said the existing units are not visible and they are working on the placement of the new units to keep them from the line of sight. He indicated if they can't accomplish that, then he will work with Planner Retzlaff on what would be acceptable screening. Planner Retzlaff said if there is an issue he will bring it back to the Plan Commission for review. Chairman Wolter said he appreciates the time and work they put into this building and feels they would be a good asset to the Industrial Park. He thanked them for locating in Germantown.

MOTION carried unanimously.

Patrick Flanagan/Four Seasons Investments Inc. – W210 N10797 Appleton Avenue.

Application for a Land Use Plan Amendment and Rezoning application associated with the re-development of an existing commercial property. Planner Retzlaff summarized the proposal.

MOTION Peck second Gray to Approve the proposed 2020 Land Use Plan map amendment to change the classification of the .76 acre parcel from "Commercial" to "Rural Residential" as proposed; and APPROVE the Rezoning of the .76 acre parcel from the B-3:General Business District to the Rs-4 Single-family District.

MOTION carried unanimously.

Machining Concepts Inc. – Maple & Freistadt Roads. Bayland Buildings is requesting a Site Plan Consultation regarding the potential development of an 8.4 acre parcel with a 28,550 sqft office/industrial facility. Planner Retzlaff summarized the proposal. David O'Brien, Bayland Buildings and Wayne Beebout, Machining Concepts, answered questions from Commission members.

Mr. O'Brien asked if the metal panels along the east elevation would be allowed until the final additions are in place. Planner Retzlaff said the metal extension panels would be allowed until the final additions are in place. Commissioner Peck did not have a problem with the extension panels on the east elevation but was concerned with the huge expanse of blank wall on the south elevation. He said that is a primary corridor and is exposed to a lot of traffic. He proposed something be done to break up the expansion wall. Commissioner Gray agreed. Lance Vanden Heuvel, Bayland Buildings, asked about using a two tone steel to match the block creating a horizontal band. Peck suggested bringing the block down on the front corner. Mr. Beebout said that would eventually be torn out. Planner Retzlaff said the building located across the street was required to wrap the corner on their expansion wall. He said this building will sit low on the site and much of the building will not be seen. Landscaping will also be difficult because of easements and the topography of the lot. Chairman Wolter said a break in building color would be helpful. Planner Retzlaff asked if a 3 color combination could be simulated to match the north and west elevations. Mr. Vanden Heuvel said that may be possible and will look into that option. Commissioner Peck said he would like to see some landscaping in front. Commissioner Shadid liked the change in color or breaking up the wall with a different cmu block.

Chairman Wolter said this building will finish off that corner and is a good use for the area. He said he appreciates Mr. Beebout showing us his plans so far and looks forward to seeing him in July. Commissioner Gray asked that several daylilies be used in the landscape plan.

No action was taken. This item was for discussion only.

Karen Martinson – W188 N11927 Maple Road, Suite 10. Conditional Use Permit Consultation to allow the operation of the Play Zone, an indoor recreation center, from tenant space in the existing building in the Industrial Park (Alpine Business Center). Planner Retzlaff summarized the proposal. He said the proposed Play Zone was not a permitted use in the M-1 District but could be allowed with a conditional use permit as set forth in the Zoning Code which includes "Commercial activities allowed in the B-2 Community Business District when the Plan Commission finds that the activity directly supports the businesses in the Industrial Park and can be integrated into an overall plan..." (see Section 17.33(3)(h)). He said Plan Commissioners should determine if this use is consistent with that criteria and would fit in this building in the Industrial Park.

Karen Martinson explained her business plan for team building, retirement parties and stress relief activities including a rock wall, archery tag and miniature golf. Plan Commission Members had the following comments and concerns:

- Where would the food come from?
- Would alcohol be served?
- Mixing a lot of different activities
- Is there a need for night and weekend hours if the use caters to the Industrial Park?
- Is there adequate parking available?

- Golf simulators and arcade games might be good activities

MOTION Peck second Campbell that the use proposed is supportive of the Industrial Park

Commissioner Gray said the proposal is a very confusing conglomeration of activities and the food part of the business needs to be better explained. Planner Retzlaff advised Ms. Martinson to contact the Washington County Health Department and discuss what needs to be done regulation wise to have a sandwich stand, short order cook grill or pre-packaged food selections. Ms. Martinson said she didn't want to get into the need for a grease trap in the facility and would be offering more sandwich type food. Chairman Wolter said the type of uses Ms. Martinson applies for will probably be pared down after more research is done.

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said a public informational meeting regarding TIF #6 will be held on Wednesday, May 14th at 6:00 p.m. in the Village Hall Board Room. Also Mai Fest is this weekend on Friday, Saturday and Sunday with a fundraiser for the Griebel family Sunday night from 8:00 to 10:00 p.m. Commissioner Campbell said the Law Enforcement Memorial will be at the Washington County Fairgrounds this Thursday at 7:00 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant