PLAN COMMISSION MINUTES
June 23, 2014

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

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

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Yokes to Approve the Minutes from June 9, 2014.***

MOTION carried unanimously.

MLG Germantown Investments LLC for Gloria A. Neu – 104.62 acres north of Appleton Avenue & west of Maple Road. Application to Amend the 2020 Land Use Plan Map (Commercial and Mixed Use to Industrial/Office) and a Rezoning application (A-1: Agricultural to M-1: Limited Industrial) for future development in the Tax Incremental District (TID) #6. Planner Retzlaff summarized the proposal.

MOTION Baum second Yokes to Approve the proposed 2020 Land Use Plan Map Amendment to change the classification of the 104.62 acre Neu property from Mixed Use and Commercial to Industrial except for the area already classified as Environmental Corridor.

MOTION carried unanimously.

MOTION Baum second Gray to Approve rezoning the 104.62 acre Neu property from the A-1:Agricultural District to the M-1:Limited Industrial District (affecting the underlying district and not the Wetland and Floodplain Overlay districts that apply to those delineated areas).

MOTION carried unanimously.

MLG Germantown Investments LLC, agent for NMMR & Associates – 16.08 acres north of Appleton Avenue & south of Lannon Road. Application to Amend the 2020 Land Use Plan Map (Commercial and Mixed Use to Industrial/Office) and a Rezoning Application (A-1: Agricultural to M-1: Limited Industrial) for future development in the Tax Incremental District (TID) #6. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed 2020 Land Use Plan Map Amendment to change the classification of the 16.08 acre NMMR property from Mixed Use to Industrial.

MOTION carried unanimously.

MOTION Baum second Shadid to Approve rezoning of the 16.08 acre NMMR property from the I: Institutional District to the M-1: Limited Industrial District (affecting the

underlying district and not the Wetland Overlay district that applies to any delineated wetland areas).

MOTION carried unanimously.

Karen Martinson – W188 N11927 Maple Road, Suite 10. Conditional Use Permit Application for an Indoor Recreational Operation (the "Play Zone"). Planner Retzlaff summarized the proposal.

MOTION Campbell second Baum to Approve a Conditional Use Permit for the operation of an indoor recreation center from tenant space in the existing building located at W188 N11927 Maple Road (Alpine Business Center Unit 10) in the Germantown Industrial Park subject to the following conditions:

1. ***This permit authorizes limited uses and activities as set forth in the conditional use permit application dated June 12, 2014 and in the supporting documents and plans made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
3. ***All required licenses needed to operate, including a retail food license and beer license, shall be obtained prior to occupancy. Copies of all required licenses, including a retail food license and beer license, shall be submitted to the Community Development Department.***
4. ***All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling.***
5. ***All exterior signage, including temporary signs, require a permit from the Village.***
6. ***If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.***
7. ***The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing business operations. A fire alarm evacuation system may be required based on the use or capacity of people. Further discussion with the Fire Department is required once further details on the specific uses, activities, and occupancy capacity is proposed. At***

a minimum, a written emergency plan shall be prepared and submitted to the Fire Department prior to occupancy.

Commissioner Gray expressed some concern that problems may occur if beer is served in a space where children are. Planner Retzlaff said it would be similar to restaurants and other establishments that have the same allowance saying management would control any issues that arise.

MOTION carried unanimously.

Tim Aiken – N120 W14454 Freistadt Road. Tim Aiken, property owner of a 2 acre parcel and agent for Robert Aiken, property owner of a 17.2 acre parcel located on Pleasant View Drive is seeking approval of a 2 lot Certified Survey Map and Rezoning from A:1 Agricultural & Rs-2: Single family to Rs-1 Single family in order to increase the size of the 2 acre parcel to 5 acres. Planner Retzlaff summarized the proposal.

MOTION Baum second Yokes to Approve rezoning the 5 acre Lot 2 from A-1: Agricultural & Rs-2 Single family to Rs-1 Residential and
Approve the 2 lot Certified Survey Map re-division of the 19.27 acre area owned by Tim and Robert Aiken located on Pleasant View Drive subject to the following conditions:

1. ***All technical corrections identified by the Village Surveyor in the June 18, 2014 memo shall be made prior to recording the CSM by the Village Board.***

MOTION carried unanimously.

Rue 21/Rue Guy – N96 W19062 County Line Road. Core Commercial, property owner of the Germantown Plaza III retail development is requesting approval of wall signs for the new tenant. Planner Retzlaff summarized the proposal.

MOTION Gray second Shadid to Approve the proposed wall signs and monument sign insert for Rue21/Rue Guy in the Germantown Plaza III retail commercial center located at N96 W19140 County Line 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 white background proposed for the monument sign inserts needs to be opaque or a different dark background color.***

Trustee Baum said the Rue Guy sign won't be visible next to the canopy and recommended relocating the sign.

MOTION to Amend Baum second Gray to raise the Rue Guy sign above the canopy.

Paul Radermacher, Sign Me Up LLC, explained Rue 21 is the name of the store and the Rue Guy name would be a secondary sign. He indicated that raising the sign to be visible is a good idea.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant