

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
March 23, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on March 23, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda (Alternate #2); John Braig; and Bill Stoebig (Alternate #1). Donald Hackbarth, Jim Bandura and Judy Juliana were excused. Also in attendance were Tom Shircel, Assistant Administrator; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE MARCH 9, 2015 PLAN COMMISSION MEETING.**

Wayne Koessler:

Mr. Chairman, I move that we approve them as presented in printed form.

Deb Skarda:

I'll second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY DEB SKARDA TO APPROVE THE MINUTES OF THE MARCH 9, 2015 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**
- 5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for one of the items as it appears on the agenda as a matter for public hearing, we would ask that you hold your comments until that public hearing is held so we can incorporate your comments as an official part of the record. However, if you're here to discuss an item that's not a public hearing, or you want to raise an issue that's not even on the agenda, now would be your opportunity to do so. We'd ask you to step to the microphone and begin with your name and address. Is there anybody wishing to speak under citizens comments?

6. NEW BUSINESS

Wayne Koessl:

Mr. Chairman? If I may, I'd like to move that Items A, B, C and D be taken up at the same time with separate votes on each one of those items because they're all related to one another.

Michael Serpe:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO COMBINE ITEMS A THROUGH D FOR THE PURPOSES OF PRESENTATION. BUT THEN TO HAVE SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-06 FOR THE FOLLOWING COMPREHENSIVE PLAN AMENDMENTS for the request of Leah Berlin on behalf of Kwik Trip, Inc. related to the proposed development of a Kwik Trip to be located at the southwest corner of STH 50 and CTH H: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property identified as Tax Parcel Number 91-4-122-081-0010 to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.**

- B. Consider the request of Leah Berlin on behalf of Kwik Trip, Inc. for approval of a Certified Survey Map to combine two parcels related to the proposed development of a Kwik Trip to be located at the southwest corner of STH 50 and CTH H (Tax Parcel Numbers 91-4-122-081-0010 and 91-4-122-081-0105).**

- C. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT for the requests of Leah Berlin on behalf of Kwik Trip, Inc for the proposed Kwik Trip gasoline, convenience store and car wash facility to be located at the southwest corner of 75th Street (STH 50) and 88th Avenue (CTH H) to rezone Tax Parcel Number 91-4-122-081-0010 from the B-2 (UHO), Community Business District with an Urban Landholding Overlay District to the B-2 (PUD), Community Commercial District with a Planned Unit Development Overlay District so that both properties being developed for the proposed Kwik Trip will have the same zoning designations. In addition a Zoning Text Amendment is requested to amend the existing Prairie Ridge Planned Unit Development to include the entire Kwik Trip property within the PUD (Tax Parcel Numbers 91-4-122-081-0010 and 91-4-122-081-0105).**
- D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATION PLANS AND DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND ACCESS EASEMENT for the request of Leah Berlin on behalf of Kwik Trip, Inc. related to the proposed development of a Kwik Trip to be located at the southwest corner of STH 50 and CTH H for the proposed development of a 10,150 square foot Kwik Trip gasoline and convenience store with an attached carwash facility on Tax Parcel Numbers 91-4-122-081-0010 and 91-4-122-081-0105.**

Peggy Herrick:

Plan Commissioners, this first item, Item A, is a public hearing and consideration of Plan Commission Resolution 15-06 for the following comprehensive plan amendments for the request of Leah Berlin on behalf of Kwik Trip, Inc. related to the proposed development of a Kwik Trip to be located at the southwest corner of State Trunk Highway 50 and County Trunk Highway H. The first amendment is to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property identified as Tax Parcel Number 91-4-122-081-0010 to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and the second amendment is to update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Item B is to consider the request of Kwik Trip, Inc. for approval of a Certified Survey Map to combine two parcels related to the proposed development of a Kwik Trip to be located, again, at the southwest corner of State Trunk Highway 50 and County Trunk Highway H. This involves combining Tax Parcel Numbers 91-4-122-081-0010 and 91-4-122-081-0105.

Item C is a public hearing and consideration of a Zoning Map and Zoning Text Amendment for the request Kwik Trip, Inc. for the proposed Kwik Trip gas station, convenience store and car wash facility to be located, again, at that southwest corner of State Trunk Highway 50 and County Trunk Highway H to rezone Tax Parcel Number 91-4-122-081-0010 from the B-2 (UHO). B-2 is a Community Business District. UHO is an Urban Landholding Overlay District, rezoning that to B-2 (PUD), Community Commercial District with a Planned Unit Development Overlay District so that both properties being developed for the proposed Kwik Trip will have the same zoning designations. In addition, a Zoning Text Amendment is requested to amend the

existing Prairie Ridge Planned Development to include the entire Kwik Trip properties within the PUD, both Tax Parcel Numbers 91-4-122-081-0010 and 91-4-122-081-0105.

And Item D is a public hearing and consideration of a Conditional Use Permit including Site and Operational Plans and a digital security imaging system agreement and access easement. This is for the request of Kwik Trip related to the development of a Kwik Trip located at the southwest corner of State Trunk Highway 50 and County Trunk Highway H for the proposed development of a 10,150 square foot Kwik Trip gasoline and convenience store with an attached carwash facility.

The petitioner is requesting approval of amendments to the Village 2035 Comprehensive Plan, a Certified Survey Map, a Zoning Map Amendment and Text Amendment and a Conditional Use Permit including Site and Operational Plans and the Digital Security Imaging System Agreement and Access Easement. Again, this is for the development of the Kwik Trip at the southwest corner of Highway 50 and County Trunk Highway H

As a part of the public hearing record the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's requests and is being presented tonight at the hearings.

Findings:

1. The petitioner is requesting approval to develop a 2.9 acre site for a 10,150 square foot Kwik Trip gasoline dispenser with 26 pumps and convenience store with an attached car wash facility at the southwest corner of State Trunk Highway 50 and County Trunk Highway H. Prior to the approval of the Conditional Use Permit including Site and Operational Plans for this development, the Village will also require that the development shall be consistent with the Village's Comprehensive Plan.
2. On Exhibit A, Plan Commission 15-06 in your packet, on December 19, 2009, the Village Board adopted the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan. The 2035 Comprehensive Plan Map 9.9 sets forth the generalized land use designations of the Village and shall be consistent with other components of the Comprehensive Plan and shall also be consistent with the Village Zoning Map. The following amendments of the Comprehensive Plan are being proposed:
 - a. to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property identified as Tax Parcel Number 91-4-122- 081-0010 to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent. As you can see, there's an urban reserve designation over that small corner piece. Kwik Trip is looking to develop that piece with the piece to the south. Those will be combined as part of a Certified Survey Map that I will discuss later, and this land use plan map amendment will make the parcels being developed for the Kwik Trip consistent with the same zoning designation and removing that urban reserve because that property is now going to be developed as part of this.
 - b. The second amendment is to update Appendix 10-3 of the Village 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

3. A Zoning Map Amendment, which is Exhibit B in your packet, is to rezone the northern property which, again, is Tax Parcel Number 91-4-122-081-0010, from the B-2 (UHO), Community Business District with an Urban Landholding Overlay District, to the B-2 (PUD), Community Commercial District with a Planned Unit Development Overlay District. This is proposed so that both properties being developed for the proposed Kwik Trip will have the same zoning designations and the zoning will be consistent with the 2035 Comprehensive Plan.
4. Zoning Text Amendment, which is also shown in Exhibit B, is the application and Exhibit C is the proposed PUD Amendment in your packet. On May 15, 2000, the Village Board adopted Ordinance #00-43 to create the Prairie Ridge PUD and which has been amended by Ordinance #07-28, Ordinance #14-20 and Ordinance # 14-22. This PUD is the general PUD over the Prairie Ridge Commercial area, and it allows for the nonresidential development identification signs to be located within dedicated entry monument easements and to include the names of commercial businesses within Prairie Ridge commercial development area. This PUD also provides for specific sign requirements for the Prairie Ridge Market Place located at 9000, 9020 and 9080 76th Street which is the development directly to the west of the proposed Kwik Trip site.

This PUD amendment is proposed to include the parcel outside of the Prairie Ridge Subdivision which is that small triangular piece at the corner of State Trunk Highway 50 and County Trunk Highway H, which is proposed to be combined with the adjacent parcel which is Outlot 18 of the Prairie Ridge Subdivision. They are proposed to be combined and have some additional PUD requirements in this PUD ordinance. This PUD will allow this triple frontage lot development to have two primary development signs subject to the following conditions:

- (1) One Primary Monument Sign is required; however two Primary Monument Signs may be allowed. One sign is allowed to be adjacent to Highway 50 and the other sign will be at the northwest corner of County Trunk Highway H and 76th Street.
- (2) A changeable copy sign, electronic changing message sign or electronic scrolling sign is permitted.
- (3) The following is allowed for the Primary Monument Sign adjacent to Highway 50:
 - (a) Maximum area: 90 square feet per face
 - (b) Maximum height: 10 feet
- (4) The following is allowed for the Primary Monument Sign at the northwest corner of County Trunk Highway H and 76th Street:
 - (a) Maximum area: 60 square feet per face
 - (b) Maximum height: 6 feet

- (5) Setbacks from the property line should be 15 feet from any public street or right-of-way line.
- (6) Each sign shall include the street address of building including the street numbers and the name of the street, but such address may be placed on the base of the sign, and the address will not count toward the maximum sign display area.
- (7) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
- (8) The sign may be illuminated.
- (9) Shall be placed on a solid-appearing decorative base which supports a minimum of 75 percent of the horizontal dimension of the sign display.
- (10) The base of the sign shall:
 - (a) Have a height that does not exceed the vertical dimension of the sign display.
 - (b) Not extend to either side of the sign display by a distance exceeding one half of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding one half of the vertical dimension of the sign display.

Most of these are sign requirements that are currently required in our ordinance. The main modifications are they're allowed two because they have a triple frontage lot, and the square footages are different than what our sign ordinances allow. But all the rest of the landscaping, the base and things like that, addresses, those are our current sign requirements so those are not being modified.

- 5. Certified Survey Map which is Exhibit D in your packet. The CSM proposes to combine both property Tax Parcel Numbers 91-4-122-081-0010 which is the triangular piece of the northern part of the site, and the remainder of the site 91-4-122-081-0105. The CSM shows existing easements, dedicates additional easements on the property to be developed with a 10,150 square foot Kwik Trip gasoline dispenser and convenience store with an attached car wash facility. All of the existing structures, pavement, gravel and driveway on the northernmost property will be removed. You can see there's four structures shown on the CSM. Those will be removed. Proper razing permits shall be obtained from the Village prior to their removal.

The recorded 40 foot shared ingress, egress, cross-access and maintenance easement for vehicular and pedestrian traffic, referred to as a Cross-Access and Maintenance Easement which is shown on the western portion of the site, this is already installed. It was installed as part of Prairie Ridge Development anticipated to be a shared access with the Prairie Ridge Marketplace site to the west and this development site. The Easement must detail ownership and financial responsibilities for maintenance of the driveway including maintaining, repairing and replacing the driveway, signage, and pavement markings, landscaping and snow plowing. The existing Easement that was shown on the plat did

not detail all those specific things out. So a separate cross-access easement will be entered into between Kwik Trip and the owners to the west for those responsibilities. Said Easement shall be finalized, executed and recorded as referenced on the CSM prior to issuance of building permits for the Kwik Trip facility.

6. Conditional Use Permit including Site and Operational Plans and Digital Security Imaging System which is referred to as the DSIS system, and an access easement:
 - a. The petitioner is requesting approval to develop a 2.9 acre site which is Lot 1 of the proposed CSM that we just discussed, to construct a 10,150 square foot Kwik Trip gasoline dispenser and convenience store with an attached carwash facility. The storm water facilities for the development of this site are draining to the existing dry detention basin at the southwest corner of CTH H and 76th Street. You can see this is the Kwik Trip development site that's going to be right here. And here is the existing dry basin where things are being drained towards. This dry basin was originally designed to accommodate the storm water for this site as part of the Prairie Ridge development. However, since the development of Prairie Ridge, the Wisconsin Department of Natural Resources has modified its regulations, and they now require sites to meet water quality standards, too. This existing dry detention basin is proposed to be converted to a retention or a wet basin by deepening it an additional five feet of depth to comply with the Wisconsin DNR water quality requirements.
 - b. The property is proposed to be rezoned as previously discussed so that both properties will be located in the B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. The B-2 District allows, with approval of a conditional use permit, a gasoline dispenser with a car wash facility to be located in the Prairie Ridge development.
 - c. The hours of operation, when the public is allowed to enter or remain on site for business, is proposed from 5:00 a.m. to 12:00 midnight. This complies with the B-2 District requirements. These regulations prohibit 24 hour pumps and a 24-hour car wash. And they are not proposing that.
 - d. Pursuant to the B-2 District and liquor license requirements, the business is allowed to be open until midnight; however, Class A beer is only allowed to be sold from 8:00 am to midnight and Class A intoxicated liquor is only allowed to be sold from 8:00 am to 9:00 p.m.
 - e. If the owner intends to sell alcohol, the owner shall obtain and maintain all permits and licenses required to operate this business. Those permits also include permits and licenses for the sale of petroleum. Alcohol was just mentioned, tobacco, food, and related items sold in its business, and these are issued by various government agencies. The Village Clerk, Jane Romanowski, can be contacted for Village liquor or tobacco license applications and to discuss the process to obtain these licenses. Kenosha County Health Department should be contacted regarding any food related licenses required.

- f. Pursuant to the B-2 District requirements, deliveries and shipments or any other activities outside the principal building that might cause a disturbance to neighboring areas are allowed to be from 6:00 a.m. to 10:00 p.m. The staff would support as a condition in their Conditional Use Permit to allow deliveries to begin at 4:00 a.m. The hours recommended by staff for deliveries would be 4:00 a.m. to 10:00 p.m.
- g. As a condition of this Conditional Use Permit, the Kwik Trip site shall be equipped with fully functioning and operational security camera system outside of the building covering each entrance and exit, all public areas including the dispenser area, the parking lot and the driveway entrance to the site with a Digital Security Imaging System in accordance with the requirements of Chapter 410 of the Village Municipal Code. The DSIS Agreement will require the following:
 - i. The IR security cameras shall be inaccessible to employees. Conspicuous signs shall be posted at the entrances stating that security cameras with an inaccessible recording device is in place on the premises. Said system shall be maintained in working order at all times, and the Village of Pleasant Prairie Police Department shall be promptly provided any requested recorded video. The recording shall be kept in an archive for a minimum of two weeks, and the Pleasant Prairie Police Department shall have remote web access to the system to monitor and download video. Attached is a draft of the DSIS Agreement and a Draft DSIS Access Easement for complete conditions.
 - ii. The parking lot, driveway entrances, gas pump area, building entrances and driveway access shall be illuminated in such a manner to provide sufficient lighting for the public's safety and for the security cameras to operate effectively per the Village's satisfaction.
 - iii. A clear and unobstructed view of the cash registers and transaction areas shall be maintained from the internal on-site circulation access roadway/driveways. Note that no more than 30 percent of the total window area shall be blocked by signage. Products, displays and other equipment shall not block viewing to the cash register check out areas.
 - iv. The building shall be equipped with and shall use an inaccessible drop safe.
 - v. Between 10:00 p.m. and 12:00 midnight and between the hours of 5:00 a.m. and 7:00 a.m. at least two employees shall be working on-site unless the business has taken measures to protect a lone clerk such as the installation of bullet resistant glass or other equipment as approved by the Police Department, making the lone employee inaccessible.
 - vi. Installation and full operation of a hold-up alarm, which is monitored by a UL listed central station with functioning telephone service, shall be used at the store and station.

- vii. The cash register shall not be left unattended when the convenience store is open to the public.
- viii. A height strip shall be located at each doorway entering and exiting the convenience store.

Most of these are requirements of a conditional use for a gasoline or this type of facility.

- h. Pursuant to the application 25 employees, 20 part-time and 5 full-time employees are proposed to be employed at this facility. The number of employees on the largest shift shall be provided to ensure that adequate on-site parking is being provided.
 - i. Gasoline station with a convenience store of this size requires five spaces per 2,000 square feet of gross floor area which in this case is 30 spaces, plus 1 space for each employee on the largest shift. We need to know that information so we can calculate the number of parking spaces that are required. In addition, the required handicapped accessible parking spaces pursuant to the State code are also required.
 - j. The plan indicates 39 parking spaces including two handicapped accessible parking spaces adjacent to the main entrance. The parking on-site provide may provide a few less parking spaces than required; however, the 39 parking spaces does not include the spaces at the pumps which can accommodate an additional 26 cars; therefore the Village staff recommends that the parking as shown is acceptable. But we would like that information to clarify how much is required.
 - k. The plans show two exterior ice storage bins to be located along the west side of the building. The Zoning Ordinance limits outside storage to a maximum of one eight foot by six foot by three foot maximum outdoor ice dispenser bin per parcel. And a maximum of one eight foot by six foot by four foot outdoor liquid propane LP storage cage allowed per parcel. The Village staff would support as a condition of the conditional use permit that two ice storage bins allowed outside provided that each one does not exceed the maximum size noted above for ice storage bins. The plans also show one LP cage in the front of the store which is allowed per the ordinance and the above size requirements. Outside video machine shall be placed inside the building and not outside as noted on the plan set. No other items/ equipment/merchandise shall be stored or be placed outside.
7. The exterior of the building shall utilize asphalt shingled roofing materials on the main building and the gasoline canopy and brick, cultured stone and other materials as shown on the site and operational plans. This is a sample board from the Kwik Trip that was proposed at 165 and 72nd Avenue. They will be using similar materials with the exception of cultured stone will be added.
8. The property owner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on February 21, 2015 and notices were published in the

Kenosha News on February 21, 2015 regarding the public hearing tonight for the Comprehensive Plan Amendments.

9. The property owner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on March 5, 2015 and notices were published in the *Kenosha News* on March 9 and March 16, 2015 related the other public hearings including the conditional use permit, zoning map and zoning text amendments.
10. The petitioner received a copy of this Village staff report via e-mail on March 20, 2015.
11. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented tonight at this public hearing that the project as planned, will not violate the intent and purpose of all Village Ordinances and meets the minimum standards for granting of a Conditional Use Permit. In addition, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and will comply with all other requirements of applicable federal, state or local statutes, regulations, ordinances or other laws relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water management, streets and highways and fire protection.

That concludes staff's presentation of the project. There are representative here from Kwik Trip if there's anything else that you folks would like to add at this time.

Tom Terwall:

We need your name and address for the record, sir.

Troy Mleziva:

Troy Mleziva, M-L-E-Z-I-V-A, Real Estate Manager, Kwik Trip, 1626 Oak Street, LaCrosse, Wisconsin.

Tom Terwall:

Thank you.

Troy Mleziva:

Thank you Mr. Chairman and members of the Plan Commission for hearing our request this evening. I think Peggy did a great job kind of summarizing the project. I'll just kind of supplement quickly with some of the details. What we're looking to do is provide a Kwik Trip facility on the north end of the Village to kind of mirror what we're currently constructing. We're just about to get started. I know we had to scrape the snow off today on the south end of the Village.

Our facility here what we're proposing is a little bit different from what we're building on the south end of the Village in that we've tried to taken into account the context of Prairie Ridge. You can see the building looks a little bit different with the addition of the cultured stone. I do have a sample board along that I can bring out and pass around if that might be of interest. I can leave it with Peggy as well.

The facility itself what we've done is we've had real good success with our grocery offerings and our fresh meat program that we rolled out last year. So our store itself we typically have many more skus than you have in your typical convenience store. Our store is becoming more like the old neighborhood market that people used to have in their neighborhood back in the old days. With our grocery offerings, our fresh meat program that facilitates us to have a little bit bigger of a building. With that we've added so that the back side of the building now expands farther back and basically attaches to the car wash to become one unified building. The trash enclosure is kind of hidden in the back corner here I guess it would be to the west between the car wash farther to the north, and then the main convenience store farther to the south.

With this site and the growth in the area including Costco and others we feel this is a great opportunity for quick trip. The facility itself would be a multimillion dollar investment in the Village. We have about 25 employees typically working. And our typical payroll annually will be about \$500,000, so it's a significant investment we'd be making in the Village. With that being said I'd be happy to answer any questions you may have.

Tom Terwall:

I'm going to open the public hearing first. But before you sit down just one question. Is the only retail product that you're going to have on the outside of the building is the propane and the ice?

Troy Mleziva:

Correct. And what the ice is for is more or less for back storage. When the summertime comes around and someone comes in for the soccer tournament and wants 20 bags of ice we have that back stock available.

Tom Terwall:

Okay, but you don't store, for example, I'm trying to think of a couple product, salt for water softeners.

Wayne Koessl:

Firewood?

Tom Terwall:

Or Heat for gas tanks?

Troy Mleziva:

We typically would, but my understand would be that the requirements of the Village would not allow those products.

Tom Terwall:

Thanks correct. Okay, thank you. You're available for questions then, correct?

Troy Mleziva:

Yes.

Tom Terwall:

I'm going to open this matter for a public hearing. If you'd like to speak we'd ask that you step to the microphone and give us your name and address and proceed.

Theresa Desar:

Theresa Desar. I'm at 8400 Lexington in Pleasant Prairie. Sorry.

Tom Terwall:

Take your time.

Theresa Desar:

I've only been there in the condos for nine months. And we had a roundabout put it at H and C which now gives us no break. We only have one entrance and exit from our complex onto H. So now there's no break in the traffic whatsoever. When Costco opens and their gas station opens the traffic is just going to grow like crazy. This is going to be right across from us.

Tom Terwall:

What's your address again, ma'am?

Theresa Desar:

8400 Lexington Place. It's the condominiums just to the east on H. It's just disappointing. I moved there so I would have a prairie, and now you're making it so we can't even get in and out of our facility. I don't think anybody has taken that into consideration the people that live in that complex. Is anything going to be done for us to be able to get in and out of our place?

Tom Terwall:

I have to wait until the end of the public hearing and then we'll address your question. Thank you. Anybody else wishing to speak? Anybody wishing to speak? Seeing none, I'll open it to comments from Commissioners and staff. John?

John Braig:

It's not clear in my mind. Maybe I misunderstood it. Is the staff recommending one or two ice machines or ice containers?

Peggy Herrick:

Two, we're allowing two. We're recommending that two be allowed and one propane, two ice and one propane, where the ordinance allows one ice and one propane. So they're asking for an additional ice.

Tom Terwall:

Will they not block the windows?

Peggy Herrick:

No, they are not allowed to block the windows. They're on a side where there are no windows.

John Braig:

You've looked at the plan and you agree with it?

Peggy Herrick:

Staff is recommending two ice and one propane, yes.

John Braig:

Thank you.

Wayne Koessl:

Mr. Chairman, I'm not against Kwik Trips because I visit them quite often. But State Highway 50 is going to become a six laner in the near future. And I just would like somebody to run me through the ingress and egress to that property again on how the cars are going to --

Peggy Herrick:

To the Kwik Trip property?

Wayne Koessl:

Yes.

Peggy Herrick:

It might be easier to see from here.

Wayne Koessl:

Peggy, I know they have easements to the west of their property.

Peggy Herrick:

That's the only access that they have is through those easements.

Wayne Koessl:

They're not going to have access on Highway H coming in?

Peggy Herrick:

There's no access on Highway H, there's no access on Highway 50.

Wayne Koessl:

And they're going to have access to State Highway 50 when it's –

Peggy Herrick:

There will be no access to Highway 50. Their only access is right here on this, they have to access points coming in so people can access it coming and turning this way on 50, turning south on H and coming into 76th. Or they can come in through here. This entrance potentially may be across from another entrance for future commercial on the other side of 88th Avenue. The entrance to Lexington Village is at Prairie Ridge Boulevard which is the next intersection to the south. I don't know, maybe our Village Engineer or Assistant Village Administrator knows if the County is looking at any other traffic requirements on H maybe making that a controlled intersection at Prairie Ridge Boulevard. I don't know.

Wayne Koessl:

I have no problem with that as long as they get farther away from Highway 50 when they're going to go into the property. Are they going to have a right turn land into that site?

Peggy Herrick:

Off of H?

Wayne Koessl:

Yes.

Peggy Herrick:

Maybe our Village Engineer can answer that question. I'm not sure what the future improvements are from when they do the widening at Highway 50. That probably is going to

come down a little bit on H. There might be a right hand turn lane there right now. I do not recall.

Tom Terwall:

Name and address, sir.

Matt Fineour:

Matt Fineour, 9915 39th Avenue.

Tom Terwall:

Thank you.

Matt Fineour:

When Highway 50 gets expanded Highway H will be improved from Highway 50 down to Prairie Ridge Boulevard. So that segment is being improved as part of Highway 50. I cannot recall right offhand if there's a separate right turn lane off that. But I do know that Highway H is being expanded in that section.

Wayne Koessl:

Could that be a possibility, because H is getting more and more traffic every day.

Matt Fineour:

Yes, it very well could be on the plans. I can't recall them right off the top of my head. But those improvements area a part of Highway 50 and being planned.

Wayne Koessl:

Because I live south of 50 on Cooper Road, and I try to avoid using Highway 50 anytime I can.

John Braig:

Have I got it in my mind correctly that all traffic will enter this facility actually from the south?

Peggy Herrick:

Correct, on 76th Street.

Wayne Koessl:

Here's Highway 50 up here, they come in here to 76th and go in here.

Peggy Herrick:

Here's the entrance to their site on 76th Street right here. This is 88th, Highway 50. Their access is down on 76th. This is an existing driveway that goes behind Prairie Ridge Marketplace right now. That will be their entrance. Actually they have three access points off of that shared easement there. This one right now goes in between the two buildings in Prairie Ridge Marketplace. There's a building here, and there's a building here in Prairie Ridge Marketplace, and there's a third building over here. So this is an existing -- if you wanted to you could drive up here and drive into here right now to Prairie Ridge Marketplace.

John Braig:

So somebody who is let's say a habitual commuter and habitual user of Kwik Trip, coming from I-94 they might be tempted to turn off at 94th Avenue.

Peggy Herrick:

They could or 91st, yes.

John Braig:

And catch 76th Street there?

Peggy Herrick:

Correct, 94th is a light so they could turn at the light.

Tom Shircel:

Mr. Chairman, that's a good point that Mr. Braig made. That map up there might be deceiving. But be aware that obviously you can have access to the west of this side, too, not just off of H. So I would imagine there would be a lot of traffic coming from within the Prairie Ridge development, the commercial area accessing this site from the west, not only from H. So there's numerous ways, a couple ways to get to this site.

Michael Serpe:

When you think of the amount of gas stations in this area, you have Costco but you have to be a member to buy gas there. You had PDQ on the north side. So when people are traveling west on Highway 50 and they need gas they're going to probably pull into the PDQ. People coming east are going to either use the Kwik Trip or the Schuler's gas station is a little bit more east. I think this is a safer plan to do this instead of having people try and make left turns heading westbound to get to the station. They have gas stations that they can use going in the same direction that they're headed. And I agree with Wayne, I like Kwik Trips, I think they're a classy outfit, and they will fit well.

John Braig:

Maybe this isn't the time to discuss it, but I go past the PDQ fairly often at night. And I am convinced that the lighting system that's in there violates our ordinance as far as spilled light out beyond the property lines. If you go west to I-94 at 75th Street there's a new I think it might be a Mobile gas station where there once was a Clark station.

Peggy Herrick:

Right by the interstate?

John Braig:

Right by the interstate. Their lighting system is absolutely fantastic. There's a lot of light there but there's no glare. It's all recessed lighting equipment, and it's really a classy job. And if you ever look at the two, the PDQ on H versus the one out by I-94 you'll recognize that one is absolutely a gross mistake and never should have been permitted. My point in discussing this now is we don't want a repeat of the lighting disaster that's at PDQ.

Peggy Herrick:

If PDQ is spilling over that's in violation. So we can certainly have someone check into that.

John Braig:

I mean it was designed that way, it's always been that way.

Peggy Herrick:

We can see what the light levels are.

John Braig:

You take a light meter out there and take some readings you'll find it's in violation.

Peggy Herrick:

We can certainly have someone look into that.

Michael Serpe:

Did I understand there's no diesel at this station?

Peggy Herrick:

There is diesel for cars, but this is not for trucks. A truck could not probably negotiate inside their site.

Michael Serpe:

That's fine.

Peggy Herrick:

But there is diesel I believe.

Bill Stoebig:

How about natural gas, liquefied natural gas? Do you have any clients for that?

John Braig:

Good point.

Troy Mleziva:

At this point at this location we don't propose to have compressed natural gas. We're seeing that more as a larger fleet truck vehicle use right now. There's a few vehicles that are available. In the future we might be able to convert some of our facilities to that. At this point we don't have it in the plans for this location because as of this point this is going to be more of a fleet truck, garbage haulers, that type of thing.

Bill Stoebig:

Thank you.

Tom Terwall:

Yes, ma'am?

Deb Skarda:

So the question I have is related to that west entrance between the two buildings. How well are you planning on having those two marked. Because knowing that driveway is between those two buildings I could see where a lot of people who might not be familiar with the area might not know that's there, and that main entrance on 76th Street is [inaudible].

Troy Mleziva:

I'll just walk through the circulation.

Tom Terwall:

Take the microphone with you.

Troy Mleziva:

What we see the circulation being here is obviously the existing driveway at this location, folks using Kwik Trip either coming from the west and making a left hand turn and/or coming off of Highway County H and making a right hand turn all come in this driveway. Then they can either negotiate to the fuel pumps, to the parking spots or through the pumps to the parking spots in front of the store. What we're trying to do is get everybody going in a counterclockwise almost uniform directional flow so that everybody is coming in this driveway, and then they utilize this driveway for an exit.

Stacking for the car wash would be in this area. If you get that busy day in February when everybody wants to wash their car there's available stacking here for those cars. They can negotiate through the car wash and then come back this direction and exit the property. So we're trying to get everybody to go in a counterclockwise flow more or less.

Tom Terwall:

How many stations will you have at the car wash?

Troy Mleziva:

I think we've got upwards of 130 or 140 locations that have a car wash?

Tom Terwall:

No, I mean how many wash bays are you going to have?

Troy Mleziva:

Two, two.

Tom Terwall:

Touchless?

Troy Mleziva:

This facility would have what we call a choice wash. You can either get touchless with just the water or the soft touch with the newer cloths that have the brushes with them. So both lanes would have either option so that car A wants the water they can use that option, car B behind them wants the brush they can get in that line and utilize whatever lane is available.

Deb Skarda:

Of the 25 employees how many will be brand new to this facility versus transferring from another Kwik Trip in the area?

Troy Mleziva:

Typically we would transfer folks who have some experience with our company. We don't hire completely everybody new so we've got someone who knows our policies and procedures. But we would be adding -- if it's someone that's going to be replaced in another store we would be adding 25 new employees at this location.

Michael Serpe:

One other question. Construction plans what's your time line on that?

Troy Mleziva:

Typically it takes us about four months to build from ground breaking to completion, grand opening. Our time line we're looking at right now if we could get it completed yet this year. So if we have our construction started on the south end, maybe after that wraps up we could possibly proceed to the north end. We do have some folks in the apartment buildings here that we need to take time for to make accommodations to have them find other options for living arrangements. So there is some time. But our hope would be if we could possibly do that yet this year.

John Braig:

For the record there was a job fair held by Kwik Trip at the RecPlex last weekend or last week.'

Tom Terwall:

Peggy, they're going to demolish the apartment complex that's on that site, correct?

Peggy Herrick:

All the buildings will be demolished, yes.

Tom Terwall:

But is there other residences besides that apartment complex?

John Braig:

No.

Tom Terwall:

The houses to the west of that are not part of this complex, correct?

John Braig:

There's no houses to the west. There's a multifamily on the corner itself. It was for sale, oh, I think it was 15 or 20 years ago for \$125,000.

Peggy Herrick:

Is there just one living unit? Or how many apartments are out there?

Troy Mleziva:

I'm not sure if it's four units or two units.

John Braig:

I think it's four units.

Tom Terwall:

It's four, yeah.

Peggy Herrick:

And then there are some garages out there.

Tom Terwall:

I don't think we have any firefighters living there anymore. do we? We had several members of the department living in those department I know. Is anybody wishing to speak? Anybody else? Any more comments from the Commissioners?

Wayne Koessl:

Mr. Chairman, if the Commissioners don't have nay more comments I'd move that we approve Item A which is the Plan Commission Resolution 15-06.

Michael Serpe:

Second.

Wayne Koessl:

All our approvals would be subject to the comments by the Village staff.

Michael Serpe:

I second that.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO ADOPT RESOLUTION 15-06 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM AS WELL AS COMMENTS FROM THE PUBLIC HEARING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item B, we need a recommendation of approval for the CSM to forward to the Village Board.

John Braig:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD FOR THE CSM FOR THIS SITE SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item C we need a favorable recommendation to the Village Board for the zoning map and zoning text amendments.

Michael Serpe:

Move approval of the zoning map and zoning text amendment.

Deb Skarda:

I'll second.

Tom Terwall:

MOVED BY MICHAEL SERPE AND SECONDED BY DEB SKARDA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE SITE AND OPERATIONAL PLAN AND THE ZONING MAP SUBJECT TO THE

TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. And, finally, a motion to send a favorable recommendation to the Village Board for the DSIS and the access agreement.

Peggy Herrick:

This is a Plan Commission determination for the conditional use permit including site and operational and the DSIS agreement. The Plan Commission has final authority.

Tom Terwall:

I stand corrected.

Wayne Koessl:

I would so move, Mr. Chairman.

Bill Stoebig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY BILL STOEBIG TO ADOPT THE DSIS AND EASEMENT ACCESS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

John Braig:

Tom, before we leave this subject I'd like to go back to the objection that we heard from the resident of Lexington Village.

Tom Terwall:

Okay.

John Braig:

I believe she made the statement they have only one access to their facility now?

Michael Serpe:

At Lexington I think there is only one.

John Braig:

There's just the one?

Theresa Desar:

The main entrance on H.

Peggy Herrick:

[Inaudible] Prairie Ridge Boulevard to the south.

John Braig:

Isn't that what always was there?

Theresa Desar:

I've only been there nine months [inaudible].

Tom Terwall:

That's all there's ever been, yeah.

John Braig:

I've gone by there many times and I'm familiar with it. I never saw any other access.

Peggy Herrick:

There is no other access. To the north you have wetlands, to the south there's wetlands because you go toward Westwood which there are wetlands and floodplain back in that area. So when Lexington Village was approved early '90s, maybe '96, '94, '95, '96 it was one access point in. And it was always intended to align with Prairie Ridge Boulevard which was planned at the same time for this area to be commercial with the one access point at that location.

John Braig:

Just south of Lexington Village is what, the [inaudible] apartment buildings?

Peggy Herrick:

No, it's the Westwood Manufactured Home Park before you get to --

John Braig:

Okay, and there's no tie between Westwood and Lexington?

Peggy Herrick:

No, there are wetlands and floodplains. And Westwood was developed in the '60s maybe, and there's no access to the north out of there. They have private roads that loop around in there. There's no access to the north. And there's wetlands and floodplain up in that corner.

John Braig:

So the biggest concern is one of additional traffic congestion which is making access and egress a little more difficult for the residents of Lexington Village. The Village was conducting a traffic study. Did it expand to this area? Was it last year?

Peggy Herrick:

No, I don't believe so. I guess I have a question for our Village Engineer. Is there any look by the County as to that intersection to see if any other improvements may be warranted at Prairie Ridge Boulevard and the entrance into Lexington Village?

Matt Fineour:

We can check. I think some of the traffic that's probably analyzed all with the Highway 50 project. Like I said they are improving Highway H all the way south to Prairie Ridge Boulevard.

Peggy Herrick:

And if improvements are warranted they would make improvements to that intersection if they're warranted as well.

Matt Fineour:

Correct.

John Braig:

Okay, thank you.

Wayne Koessl:

Through the Chair to Peggy. When are we going to see the plans of State Highway 50?

Peggy Herrick:

I'll leave that to our Village Engineer. I'm not sure if they're at 60 percent or what they're at right now.

Matt Fineour:

Right now we do have 60 percent plans for Highway 50. So what's being planned out there from Highway 50 to H is at a 60 percent design stage right at the moment.

Peggy Herrick:

And there will likely be a public informational meeting held by the State again for that project?

Matt Fineour:

I believe so.

Peggy Herrick:

When they get closer.

Tom Shircel:

And, Matt, correct me if I'm wrong, they're not planning for construction of that until 2020?

Matt Fineour:

The latest estimate is around 2020.

Wayne Koessl:

Okay, I won't be here.

Peggy Herrick:

As you may recall when Prairie Ridge development went in and now back almost 20 years now, the original developer did make improvements to County Trunk Highway H and did widen it as part of this knowing that this area was going to be developed as commercial. The development as commercial in this area didn't take off like he expected it to in the '90s. Most of the development has occurred on the western end of Prairie Ridge over the last 10, 15 years. And now we're seeing development happening on the east side. In fact, Prairie Ridge Marketplace was the first development that went in, and then things sat for a long time until the hospital went in and then further west developed. Now this year we're seeing Costco develop. We have Kwik Trip

developing, and other people are looking to develop other areas east of the hospital. So this area, Prairie Ridge which has been platted, I believe it was platted in 1998, is now coming to fruition.

Tom Terwall:

A question for Kwik Trip. You can answer right where you're at. But with the development of two new Kwik Trip stations plus Costco plus Meijer can we anticipate a gas war in this area? We're looking forward to that.

Troy Mleziva:

Maybe more of a banana war. No, in all seriousness Kwik Trip we're interested in the long term [inaudible] .

E. Consider Plan Commission Resolution #15-07 to initiate a zoning text amendment to amend zoning fees.

Peggy Herrick:

Plan Commission 15-7 is Item E on the agenda. Consider Resolution 15-07 to initiate a zoning text amendment to amend zoning fees. The Village is looking to re-evaluate some zoning fees imposed by the Village for zoning permits and applications. We have been re-evaluating fees with the building inspection department. Some of our fees that we charge for zoning permits include inspections that the building department does. So we're looking at those fees, and there's a few that may need to be readjusted so we're looking at those.

So Plan Commission 15-07 initiates and petitions to amend the Village zoning ordinance as it relates to the zoning permits and application fees. These proposed changes to the zoning text are referred to Village staff for further study and recommendation. The Village Plan Commission is not by this resolution making any determination regarding the merits of the proposed changes in the zoning text but is rather only initiating the process by which the proposed changes in zoning ordinance text can be promptly evaluated.

Michael Serpe:

When would that come forward, Peggy?

Peggy Herrick:

We're probably going to bring that one forward at our next meeting for a public hearing.

Michael Serpe:

Move approval of 15-07.

John Braig:

Second.

Tom Terwall:

ANY DISCUSSION? SEEING THERE A MOTION BY MICHAEL SERPE AND A SECOND BY JOHN BRAIG TO ADOPT RESOLUTION 15-07, EVERYBODY IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

F. Consider Plan Commission Resolution #15-08 to initiate a zoning text amendment related to Home Occupation permits.

Peggy Herrick:

Item F is to consider Plan Commission Resolution 15-08 to initiate a zoning text amendment relating to home occupation permits. The Village staff is proposing the home occupation permit as it relates to a proposed ordinance related to business licenses. We are contemplating adding a business license in the Village to keep track of what commercial businesses are in the Village and out of the Village and have moved out or closed or whatnot. And this may require some amendments to home occupation permits. We're not sure if we're going to link these two business licenses or how that's going to work. We want to initiate this petition in the event that things need to change as a result of a business ordinance being adopted by the Board.

So the Village Plan Commission by this resolution initiates and petitions the Village Board to re-evaluate the home occupation permit requirements and associated fees or definitions as we draft a new business license ordinance. The proposed changes in the zoning text are hereby referred to Village staff for further study and recommendation. The Village Plan Commission is not by this resolution making any determinations regarding the merits of the proposed changes in the zoning text but is rather only initiating the process by which the proposed zoning ordinance text can be promptly evaluated.

John Braig:

Move approval of Resolution 15-08.

Wayne Koessl:

Second.

Tom Terwall:

ANY COMMENTS OR QUESTIONS? SEEING NONE, A MOTION BY JOHN BRAIG HAS BEEN RAISED AND SECONDED BY WAYNE KOESSL TO ADOPT RESOLUTION 15-08. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

G. Consider Plan Commission Resolution #15-09 to initiate a zoning text amendment related to a clarification in the Pet and Animal regulations related to horses allowed in agricultural districts for lots less than 10 acres but at least five acres.

Peggy Herrick:

Plan Commission Resolution 15-09 is to initiate a zoning text amendment related to the clarification in the pet and animal regulations related to horses allowed in agricultural districts for lots that are less than ten acres but at least five acres. We have noticed there is a discrepancy in the ordinance where in between five and ten acres you're allowed one horse. But if you have less than two acres you're allowed four. So there are some clarifications that we need to make. And so we're looking to bring that forward to adjust those to make that more consistent.

The Plan Commission here by initiates and petitions to re-evaluate and clarify the number of horses allowed in agricultural districts. The proposed changes in the zoning text are referred to Village staff for further study and recommendation. The Village Plan Commission by this resolution is making any determinations regarding the merits of the proposed change in the zoning text but rather is only initiating the process by which the proposed changes in the zoning ordinance can be promptly evaluated.

Tom Terwall:

What's your pleasure?

John Braig:

Move approval of Resolution 15-09.

Michael Serpe:

Second.

Tom Terwall:

ANY COMMENTS? SEEING NONE, IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY MICHAEL SERPE TO ADOPT RESOLUTION 15-09. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

H. Consider Plan Commission Resolution #15-10 to initiate zoning text amendments related to zoning permits and procedures for zoning and sign permits.

Peggy Herrick:

Item H is consider Plan Commission Resolution #15-10 to initiate zoning and text amendments related to zoning permits and procedures for zoning and sign permits. Again, we are reviewing our procedures and our ordinance requirements. And we are looking to amend the zoning and sign permits. There are some middle requirements, the time limits, notifications of approval and denial for both zoning and sign permits. We are trying to make these consistent with the building code.

So typically when someone gets a building permit they get a zoning permit and a building permit. For instance, right now a zoning permit is good for six months, but the building permit is good for a year. We're looking to make those consistent. Other requirements that we're looking to do requires some plan submittals to be submitted electronically so we have electronic copies of plans, particular big commercial plans, possibly house plans. So we're looking at those requirements.

This resolution initiates and petitions the Village Plan Commission to re-evaluate the zoning procedures for zoning and sign permits. The proposed changes in the zoning text are hereby referred to Village staff for further study and recommendation. The Village Commission is not by this resolution making any determination regarding the merits of the proposed changes in the zoning text but is rather only initiating the process by which the proposed changes in the zoning ordinance can be promptly evaluated.

Tom Terwall:

What's your pleasure?

Wayne Koessl:

Move approval, Chairman.

John Braig:

Second.

Tom Terwall:

ANY COMMENTS? SEEING NONE, WE HAVE A MOTION BY WAYNE KOESSL AND A SECOND BY JOHN BRAIG TO ADOPT RESOLUTION 15-10. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

I. Consider Plan Commission Resolution #15-11 to initiate zoning text amendments related to temporary uses.

Peggy Herrick:

Item H is to consider Plan Commission Resolution #15-11 to initiate zoning text amendments related to temporary uses. The Village staff is proposing to re-evaluate and amend the temporary use permit requirements. And this is proposed to be renamed to a temporary use license. Because typically these are a one-time thing that might be for a special event or something for a specific period of time. We are also looking to remove the temporary handicapped ramp requirements which we do allow persons if they need that handicapped accessible access to their home but cannot meet setback requirements because their home was built in such a way that it doesn't allow that. We are going to allow that instead of a temporary use permit or a license we will allow that as part of our regular deck requirements that that is allowed for that purpose.

The other thing we want to clarify our temporary use requirements to onsite construction trailers. This is primarily in a residential zoning district where they're allowed -- if someone is building a new home they would be allowed as a temporary use to have a construction trailer on their site. We've had this a few times. We just need to do some clarifications to make sure it's clear we're talking about residential districts.

And the other thing we're looking to do is move the mass assembly licensing requirement from the municipal code into a temporary use. Over the years they've kind of merged together anyway, so we're looking to clean that up and get that all into one section. So the Plan Commission by this resolution initiates and petitions the Village to re-evaluate the temporary use requirements. The proposed changes in the zoning text are hereby referred to Village staff for further study and recommendation. The Plan Commission is not by this resolution making any determinations regarding the merits of the proposed changes in the zoning text but rather is only initiating the process by which the proposed changes in the zoning ordinance can be promptly evaluated.

Tom Terwall:

What's your pleasure?

Michael Serpe:

Are all these coming together at once?

Peggy Herrick:

I don't think they'll all come together at once. We'll probably be doing the fees fairly quickly. The horse thing can probably be taken care of pretty quickly. We're working on the business license. The temporary use we'll probably have to talk a little bit more about. So they probably will not be coming all at the same time.

Michael Serpe:

Move approval of 15-11.

Wayne Koessl:

Second, Chairman.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO ADOPT RESOLUTION 15-11. ANY FURTHER COMMENTS? ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

John Braig:

It looks as though the staff is going to have some work ahead.

Tom Terwall:

Before we adjourn, Peggy, will the demise of the owners of the horse farm and the subsequent fire will that have any impact on the Village? Will that property have to be cleared now? I would assume that that fire was such that that building can't hardly be restored, can it?

Peggy Herrick:

Typically after any fire in the Village the building inspection department will get a report from the fire department as to is it salvageable, complete loss. And then I'm not sure if the fire department if it's a complete loss how that process works. But that will be followed up with our building inspection department. If it's salvageable there may have to be a notice period to notice

the next of kin. I'm not sure if that property was in delinquent taxes and taken back on tax fees. So there will be things that will need to be looked into. But the building inspection and the fire department will follow up so that that gets properly taken care of when the time comes. Typically even when a house got hit by lightening in Prairie Ridge it took almost six months for the insurance and all of that to get wrapped up before they could even do anything. So it may be quite some time.

Tom Terwall:

The reason I bring it up is that sight is definitely an eyesore now. And I would hate to see that stay like that any longer than is absolutely necessary.

Peggy Herrick:

Correct. And I'm not sure how long the investigation will last before they can wrap it up. I don't even know if your building inspectors have been into the site to see if it's stable or what the status is on that.

7. ADJOURN.

John Braig:

So moved.

Michael Serpe:

Second.

Tom Terwall:

A motion moved and seconded to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed?

Meeting Adjourned: 7:04 p.m.