



Minutes
City of Burlington Plan Commission
Police Dept. Courtroom
October 23, 2012, 6:30 p.m.

Mayor Robert Miller called the Plan Commission meeting to order this Tuesday evening at 6:30 p.m. Roll call: Aldermen Tom Vos and Robert Prailes; Commissioners Darrel Eisenhardt, Chris Reesman John Lynch and Michael Deans; and Town of Burlington Representative Phil Peterson were present. Also present were City Administrator Kevin Lahner, City Planner Patrick Meehan and Zoning Administrator Patrick Scherrer.

APPROVAL OF MINUTES

Commissioner Lynch moved and Commissioner Deans seconded to approve the minutes of July 10, 2012. All were in favor and the motion carried.

CITIZEN COMMENTS

None

LETTERS & COMMUNICATIONS

None

PUBLIC HEARINGS

A. A Public Hearing to hear public comments regarding a Conditional Use Application from Hartford Heating & Air Conditioning, Inc. for property at 201 S. Pine Street to use the building as a HVAC office and showroom.

- Mayor Miller opened the public hearing at 6:34 p.m.
- Tom Stelling, 181 W. Chestnut Street introduced himself and stated he could answer questions on behalf of the applicant.
- There were no further comments. Alderman Vos moved and Commissioner Eisenhardt seconded to close the Public Hearing at 6:35 p.m. All were in favor and the motion carried.

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Site Plan and Conditional Use Application from Hartford Heating & Air Conditioning, Inc. for property at 201 S. Pine Street to use the building as a HVAC office and showroom.

- Mayor Miller opened this item for discussion.
- Alderman Rauch recused himself from discussion and voting on this topic at 6:35 p.m.
- Alderman Vos questioned if the applicant is going to lease the entire structure or will the second floor apartment be leased separately. Brad Lois of Bear Realty, 595 Milwaukee Avenue, stated the lease will be for the entire building. The tenant has the option to sublet the apartment on the second floor.
- Pat Meehan informed the Commission that a Comprehensive Plan amendment will be necessary for this parcel to clean up the map. It can be piggy-backed with another amendment in the future.
- Alderman Vos questioned if the parking requirements have been met since parking stalls were added to the lot. Pat Meehan stated that since the property is in the B-2 District, according to Section 315-48 of the Ordinance, no off-street parking spaces are required to be provided on-site.
- There were no further comments.

Alderman Vos moved and Commissioner Reesman seconded to approve a Conditional Use Permit and Site Plan for 201 S. Pine Street, subject to Patrick Meehan's and Kapur & Associates' October 8, 2012 memorandums to the Plan Commission as follows:

- That the conditional uses be limited to those uses indicated by the applicant on the "Conditional Use Application Form" submitted by the applicant as heating, ventilating, & air conditioning (hvac) office and showrooms as allowed under the "building supplies stores" and "construction services" conditional uses provisions set forth under Section 315-27(17) and (18) of the City Zoning Code.

All in favor and the motion carried.

Alderman Rauch rejoined the meeting at 6:37 p.m.

B. Consideration to approve a Site Plan Application from Katt Construction on behalf of Verallia-St. Gobain for property at 815 McHenry Street to construct a compression building.

- Mayor Miller opened this item for discussion.
- There were no comments.

Alderman Vos moved and Commissioner Reesman seconded to approve a Site Plan for 815 McHenry Street, subject to Patrick Meehan's and Kapur & Associates' October 8, 2012 memorandums to the Plan Commission as follows:

- Additional spot elevations may be necessary on the swale and finished grade along the west side of the building. It appears the drainage flows toward the building from the east and the finished grade along the exterior is 6 inches higher than the first

floor elevation. It is recommended that the building be raised to allow for a minimum first floor elevation of 786.5 to assure all points around the building are at least 6 inches lower than the first floor. It is understood that any drainage issues that may be a result of the new construction will be the sole responsibility of the contractor.

- An A.D.A. compliant door is specified on the east side of the building along with a detectible warning field. The designer should verify that the proposed building is required to have an ADA compliant access and designated route to the building. If not, the detectable warning field can be removed from the plans and the first floor elevation can be raised as recommended without the need for a ramp.
- It is the contractor's responsibility to obtain all required permits for plumbing and building construction from the Department of Safety and Building Services prior to construction. Copies of all permits should be delivered to the City.

All in favor and the motion carried.

C. Consideration to approve a Rezone Application from Robert Brown for property located at 6730 S. Pine Street to rezone the property from Rs-1, Single-Family Residential District to B-1, Neighborhood Business District.

- Mayor Miller opened this item for discussion.
- Commissioner Reesman recused himself from discussion and voting on this topic at 6:38 p.m.
- Commissioner Eisenhardt questioned how the zoning with this request fits in with the adjacent properties. Mayor Miller stated there is M-3 zoning in the Burlington Office and Manufacturing Park (BMOP) to the south and there is B-1 zoning to the north.
- Patrick Meehan stated the proposed zoning is consistent with the Racine County Multi-Jurisdictional Comprehensive Plan so no changes would need to be made to the plan.
- There were no further comments.

Commissioner Lynch moved and Alderman Vos seconded to recommend approval of a Rezone request at 6730 S. Pine Street, subject to Patrick Meehan's October 8, 2012 memorandum to the Plan Commission.

All in favor and the motion carried.

Commissioner Reesman rejoined the meeting at 6:39 p.m.

D. Consideration to approve an extension to a Conditional Use Permit (CUP) for two years for Cretex Materials, Inc. located at 500 W. Market Street.

- Mayor Miller opened this item for discussion.

- Commissioner Lynch stated that the fence being used for screening from the residential neighbors is in poor condition and questioned if the fencing will be repaired or other screening used. Alderman Vos stated that the CUP is for the quarry which is on the southern portion of the parcel. The property with the screening requirements is separate from this item owned by a different company now.
- There were no further comments.

Alderman Vos moved and Commissioner Eisenhardt seconded to approve an extension to a Conditional Use Permit at 500 W. Market Street for a period of two years.

All in favor and the motion carried.

ADJOURNMENT

Commissioner Lynch moved and Alderman Vos seconded to adjourn the meeting at 6:42 p.m. *All were in favor and the motion carried.*

Recording Secretary
Megan E. Watkins
Assistant to the City Administrator