



Minutes
City of Burlington Plan Commission
October 10, 2017, 6:30 p.m.

Alderman Bob Grandi called the Plan Commission meeting to order at 6:30 p.m. Roll call: Commissioners Chad Redman; Andy Tully and Art Gardner were present. Mayor Jeannie Hefty; Aldermen Tom Vos and Commissioner John Ekes were excused.

Alderman Grandi stated he would retain his right to vote as a commissioner.

APPROVAL OF MINUTES

Commissioner Redman moved, and Commissioner Gardner seconded to approve the minutes of September 12, 2017. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

PUBLIC HEARINGS

A. Public Hearing to hear public comments regarding a Conditional Use application from Big R Stores for property located at 1058 Milwaukee Avenue to allow for outdoor seasonal lawn and garden sales, as well as the storage of a propane tank for propane gas sales.

- Alderman Grandi opened the Public Hearing at 6:32 p.m.
- Gregory Guidry, Building Inspector, stated the Conditional Use also includes outdoor sales of items placed against the building, such as kayaks.
- There were no further comments.

Commissioner Tully moved, and Commissioner Gardner seconded to close the Public Hearing at 6:34 p.m. All were in favor and the motion carried.

B. Public Hearing to hear public comments regarding a Conditional Use application from Planet Fitness for property located at 1120 Milwaukee Avenue, Suite #120 to operate a fitness center greater than 4,000 square feet.

- Alderman Grandi opened the Public Hearing at 6:34 p.m.
- There were no comments.

Commissioner Redman moved, and Commissioner Gardner seconded to close the Public Hearing at 6:34 p.m. All were in favor and the motion carried.

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Site Plan application from Sandra Miller for property located at 2548 S. Teut Road to expand the existing veterinary clinic and parking lot, subject to Graef's October 3, 2017 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonseca, Graef, explained this property requested a dual use as a vet clinic and added a dog grooming facility at a prior meeting. The two businesses complimented each other so well, that Sandra Miller, owner, wanted to expand the clinic and parking lot. If more parking is needed, Ms. Miller will come back with plans. Ms. Fonseca stated curb and gutter is waived since it was formerly waived, thus making it consistent.
- Ms. Miller questioned if it would be okay to extend the hours until approximately 9 pm and if future dog training classes impacts the lighting situation. Ms. Fonseca and Mr. Guidry replied it does not impact the lighting, but she would be required to have plans of the lighting types if needed and submit to city staff. Commissioner Gardner stated he did not see a problem with extending the hours, as well as the lighting not being an issue provided it meets the City's ordinance.
- Ms. Miller inquired if her existing Conditional Use Permit included the dog training services even though that is a different business. Ms. Fonseca responded another Conditional Use Permit would be required since the existing Conditional Use Permit only covers the dog grooming business. Commissioner Redman asked if the training would be indoors or outdoors. Ms. Miller replied the rehab would be indoors in a big open space where the expansion is during the day, and in the evening have dog training services.
- There were no further comments.

Commissioner Tully moved, and Commissioner Gardner seconded to approve a Site Plan for 2458 S. Teut Road, subject to Graef's October 3, 2017 memorandum to the Plan commission.

All were in favor and the motion carried.

B. Consideration to approve a Conditional Use and Site Plan application from Big R Stores for property located at 1058 Milwaukee Avenue to allow for outdoor seasonal lawn and garden sales, as well as the storage of a propane tank for propane gas sales, subject to Graef's October 3, 2017 memorandum to the Plan Commission.

- Alderman Grandi opened this item for discussion.
- Ms. Fonseca explained Big R will be using part of the parking lot for a display area, as well as by the entrance on the sidewalk to sell merchandise. The parking lot may need to be

further assessed since the outdoor storage area is using part of the one-way parking lanes and spaces, with some being accessible spaces.

- Commissioner Gardner clarified that one large propane tank will be used for refilling smaller ones.
- Alderman Grandi questioned what will be sold with the new lawn and garden area. David Wilson, applicant, responded flowers, trees and shrubs will be sold in that area. Mr. Wilson stated the Grand Opening will be in November.
- Commissioner Redman inquired if the temporary fence could come down if needed. Mr. Wilson explained it could, but it won't be. Mr. Guidry stated the hoop frame will remain in place along the fence, but the awning will come off.
- There were no further comments.

Commissioner Redman moved, and Commissioner Tully seconded to approve a Conditional Use and Site Plan for 1058 Milwaukee Avenue, subject to Graef's October 3, 2017 memorandum to the Plan Commission.

All were in favor and the motion carried.

C. Consideration to approve a Conditional Use application from Planet Fitness for property located at 1120 Milwaukee Avenue, Suite #120 to operate a fitness center greater than 4,000 square feet, subject to Graef's October 3, 2017 memorandum to the Plan Commission.

- Alderman Grandi opened this item for discussion.
- Ms. Fonseca explained that a fitness center over 4,000 square feet requires a Conditional Use Permit. Ms. Fonseca stated this fitness center will be open 24 hours. The parking requirements are met and will be shared with Dunham's and Big R.
- Commissioner Tully questioned if there will be staff there 24/7. Ryan Hansen, applicant, responded staff will be there at all times and doors will be unlocked. Commissioner Redman inquired if the lighting in the parking lot was sufficient. Joe Devorkin, owner of Fox River Plaza, responded there is plenty of lighting.
- There were no further comments.

Commissioner Redman moved, and Commissioner Gardner seconded to approve a Conditional Use for 1120 Milwaukee Avenue, Suite #120, subject to Graef's October 3, 2017 memorandum to the Plan Commission.

- *All were in favor and the motion carried*

ADJOURNMENT

Commissioner Redman moved, and Commissioner Gardner seconded to adjourn the meeting at 6:50 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant