



Minutes
City of Burlington Plan Commission
February 13, 2018, 6:30 p.m.

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

Alderman Vos stated he would retain his voting rights.

APPROVAL OF MINUTES

Alderman Grandi moved, and Commissioner Ekes seconded to approve the minutes of January 9, 2018. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

A. Consideration to approve a Conditional Use application located at 100 and 124 S. Dodge Street to construct a convenience store and gas station, subject to Graef's December 5, 2017 and Kapur & Associates' December 4, 2017 memorandums to the Plan Commission.

- Alderman Vos opened this item for discussion.
- Alderman Grandi stated on the Site Plan there was no landscape plan for Adams Street and would like to see some added to improve the appearance. Alderman Grandi also commented that he did not see any sidewalk on Adams Street. Lauren Downing, of Arc Design Resources Engineering Company, stated the landscape was done according to the ordinance and a sidewalk will be added according to the January 9, 2018 meeting. Tanya Fonesca, Graef, and Gregory Guidry, Building Inspector, both commented that the landscape meets the code requirements and does not want there to be an issue with the vision triangle. Ms. Downing stated a small landscape bed could be added. Commissioner Ekes stated there is a lot more traffic on Adams Street and anything to enhance the appearance should be done. Carina Walters, City Administrator, stated city staff will work with Casey's to satisfy everything.
- There were no further comments.

Commissioner Redman moved, and Alderman Grandi seconded to approve a Conditional Use for 100 and 124 S. Dodge Street.

All were in favor and the motion carried.

NEW BUSINESS

A. Consideration to approve a Site Plan application from Tri-County Fire & Rescue Association for property located at 2200 S. Pine Street to construct a building for a fire training facility, subject to Graef’s February 2, 2018 and Kapur & Associates’ February 2, 2018 memorandums to the Plan Commission.

- Alderman Vos opened this item for discussion.
- There were no comments.

Commissioner Tully moved, and Commissioner Ekes seconded to approve the Site Plan for a fire training facility.

B. Consideration to approve Resolution No. 25 to amend the Racine County Multi-Jurisdictional Comprehensive Plan for property located in the Burlington Area Manufacturing and Office Park.

- Alderman Vos opened this item for discussion.
- There were no comments.

Alderman Grandi moved, and Commissioner Gardner seconded to approve Resolution 25 to amend the Racine County Multi-Jurisdictional Comprehensive Plan.

C. Consideration to recommend approval to the Common Council of a Certified Survey Map Amendment application from Lynch & Associates Engineering for property located at 1088 Hidden Creek Lane, subject to Graef’s February 5, 2018 and Kapur & Associates’ February 5, 2018 memorandums to the Plan Commission.

- Alderman Vos opened this item for discussion.
- There were no comments.

Commissioner Tully moved, and Commissioner Ekes seconded to recommend approval of a Certified Survey Map Amendment.

D. Consideration to approve a Site Plan application from Lynch & Associates for property located at 1088 Hidden Creek Lane for the Springbrook Townhome Phase II project, subject to Graef’s February 5, 2018 and Kapur & Associates’ February 2, 2018 memorandums to the Plan Commission.

- Alderman Vos opened this item for discussion.
- There were no comments.

Commissioner Ekes moved, and Alderman Grandi seconded to approve the Site Plan for the Springbrook Townhome Phase II project.

E. Public Hearing to hear comments regarding a Conditional Use application from Andrew Dillon for property located at 701 Blackhawk Drive, Unit E, for chocolate manufacturing, packaging and distribution.

- Alderman Vos opened the Public Hearing at 6:41 pm.
- There were no comments.

Commissioner Ekes moved, and Commissioner Gardner seconded to close the Public Hearing at 6:42 p.m.

All were in favor and the motion carried.

F. Consideration to approve a Conditional Use application from Andrew Dillon of Dillon's Chocolates for property located at 701 Blackhawk Drive, Unit E, for manufacturing chocolate, packaging and distribution, subject to Graef's November 6, 2017 memorandum to the Plan Commission.

- Alderman Vos opened this item for discussion.
- Commissioner Ekes questioned if this is a second facility or is everything being moved into this facility. Patrick Dillon, Andrew Dillon's father and associate, responded this location is a larger facility and the current facility located at 147 Industrial Drive will be transitioned out.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to approve the Conditional Use for Dillon's Chocolates.

All were in favor and the motion carried.

Commissioner Ekes reminded everyone that Jeff Way's six month extension for the Conditional Use at property located at 1157 Milwaukee Avenue is expiring March 12, 2018 and questioned what the next step is. Commissioner Ekes stated that more cars have been added instead of taken off the property. Ms. Walters replied this will be taken to the City Attorney for the next phase.

ADJOURNMENT

Commissioner Ekes moved, and Alderman Grandi seconded to adjourn the meeting at 6:45 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant