



AGENDA
PLAN COMMISSION
Tuesday, August 14, 2018 at 6:30 p.m.
Common Council Chambers, 224 East Jefferson Street

Mayor Jeannie Hefty, Chairman
Tom Preusker, Aldermanic Representative
Bob Grandi, Aldermanic Representative
Chad Redman, Commissioner
Andy Tully, Commissioner
John Ekes, Commissioner
Art Gardner, Commissioner

1. Call to Order
2. Roll Call
3. Approval of the minutes of July 10, 2018
4. Letters and Communications: None
5. Citizen Comments
6. Old Business:
 - A. Consideration to recommend approval to the Common Council of a Certified Survey Map Amendment application from GMX Real Estate Group, LLC for property located at 1054 Milwaukee Avenue, subject to Graef's August 7, 2018 memorandum to the Plan Commission.
 - B. Public Hearing to hear public comments regarding a Conditional Use application from GMX Real Estate Group, LLC for property located at 1054 Milwaukee Avenue, to allow for drive-thru window, two outdoor seating areas, a reduced landscape and parking ratio requirement, and signage on four sides of the building.
 - C. Consideration to approve a Conditional Use and Site Plan application from Andrew Goodman for property located at 1054 Milwaukee Avenue to allow for a drive-thru window, two outdoor seating areas, a reduced landscape and parking ratio requirement, signage on four sides of the building, and construct a 6,200 square foot multi-tenant commercial building, subject to Graef's August 7, 2018, Kapur & Associates' July 25, 2018 and Fire Department's August 6, 2018 memorandums to the Plan Commission.

7. New Business:

- A. Public Hearing to hear public comments regarding a Conditional Use application from Square One Investments for property located at 616 Droster Avenue, to allow for a cold storage building for storage of heating, ventilation, and air conditioning (HVAC) units.
- B. Consideration to approve a Conditional Use and Site Plan application from Square One Investments for property located at 616 Droster Avenue to allow for a cold storage building, subject to Graef's August 7, 2018, Kapur & Associates' June 28, 2018, and Fire Department's August 6, 2018 memorandums to the Plan Commission.
- C. Consideration to recommend approval of a Preliminary Plat for Stonegate Subdivision, Addition II, subject to Graef's August 7, 2018, Kapur & Associates' July 11, 2018, and Fire Department's August 6, 2018 memorandums to the Plan Commission.
- D. Public Hearing to hear public comments regarding a Conditional Use application from Wendy Lynch for property located at 413 N. Pine Street, to be used as an outdoor seating area.
- E. Consideration to approve a Conditional Use and Site Plan application from Wendy Lynch for property located at 413 N. Pine Street to deconstruct and reconstruct the building that is unsalvageable due to fire damage, subject to Graef's August 7, 2018 memorandum to the Plan Commission.
- F. Public Hearing to hear public comments regarding a Conditional Use application from Wendy Lynch for property located at 164 E. Washington Street, to use the second-story as Vacation Rentals by Owner (VRBO) suites.
- G. Consideration to approve a Conditional Use application from Wendy Lynch for property located at 164 E. Washington Street to use the second-story as Vacation Rentals by Owner (VRBO) suites, subject to Graef's August 7, 2018 and Fire Department's August 6, 2018 memorandums to the Plan Commission.
- H. Public Hearing to hear public comments regarding a Conditional Use application from Susan Myres for property located at 448 S. Pine Street, to operate an art, painting studio, and retail business.
- I. Consideration to approve a Conditional Use application from Susan Myres for property located at 448 S. Pine Street to operate an art, painting studio, and retail business, subject to Graef's August 7, 2018 and Fire Department's August 6, 2018 memorandums to the Plan Commission.

8. Adjournment.

***Note:** If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.*

***Note:** Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Council, the Council will not take any action at this meeting.*