



**Minutes**  
**City of Burlington Plan Commission**  
**September 11, 2018, 6:30 p.m.**

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

**APPROVAL OF MINUTES**

Alderman Grandi moved, and Alderman Preusker seconded to approve the minutes of August 14, 2018. All were in favor and the motion carried.

**LETTERS & COMMUNICATIONS**

None

**CITIZEN COMMENTS**

None

**OLD BUSINESS**

None

**NEW BUSINES**

**A. Consideration to recommend approval to the Common Council for a Rezone Map Amendment application from Lynch Ventures for property located at S. Kane Street (at Industrial Drive), to rezone the property from A-1, Agricultural/Holding District to M-2, General Manufacturing District.**

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained the rezone is a complimentary use for truck storage on a parking lot. The owner proposes to consolidate most of the trucks from other sites in the city onto one parcel. There are no plans to construct any structure on this property in the future.
- Alderman Grandi questioned what responsibilities, if any, the Council has to protect the environmental corridors. Ms. Fonesca responded it is designated by SEWRPC to let us know when there are primary and secondary corridors, and up to the communities to determine what they want to do. Ms. Fonesca stated there are no city ordinances to protect the environmental corridors.
- Alderman Grandi asked what the plan was for landscape. Ms. Fonesca replied the applicant has a landscape plan and was asked to meet the landscape requirements, which they have not. However, with this unique nature of the parcel, there was a lot of discussion to determine if landscape was necessary to be around the perimeter next to the corridors. Ms. Fonesca further replied that the applicant has offered to place additional trees elsewhere in the city that may be

more beneficial. Mayor Hefty reminded Commissioners that curb and gutter was waived for the expansion of Lynch Display Van's production facility, and this is the last section of the old Industrial Park. Kurt Petrie, applicant, stated it does not make any sense to have landscape around the perimeter, and could negotiate with the city to plant trees elsewhere. Commissioner Tully agreed that having landscape would be redundant.

- There were no further comments.

Commissioner Tully moved, and Commissioner Redman seconded to recommend approval for a rezone at S. Kane Street.

*All were in favor and the motion carried.*

**B. Consideration to approve a Site Plan application from Lynch Ventures for property located at S. Kane Street (at Industrial Drive), to add a parking lot on vacant land for storage of vehicles produced by LDV, subject to Graef's September 7, 2018 and Kapur & Associates' September 7, 2018 memorandums to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained that Kapur & Associates require curb and gutter to be at the entrance of S. Kane Street and not on the site. Alderman Preusker asked exactly where on the corner the parking lot will go, is it next to ABC Supply Company. Gregory Guidry, Building Inspector, stated when entering on S. Kane Street, it is a hard right. Mr. Petrie responded it is a mix of wooded and brush area, and that 2-3 trees will be moved.
- Alderman Grandi asked what street the construction will be taking place. Mr. Petrie answered on McHenry Street, since the traffic is a little quieter.
- There were no further comments.

Commissioner Redman moved, and Alderman Grandi seconded to approve the Site Plan.

- Ms. Fonesca stated the landscape was a conditional approval, and that if the Commission wanted to override the conditional approval, it would need to be clarified in the motion. Commissioner Tully stated this parcel does not need landscape.

Commissioner Redman amended his motion, and Commissioner Tully seconded to approve the Site Plan excluding the landscape plan as presented.

*All were in favor and the motion carried.*

**ADJOURNMENT**

Alderman Grandi moved, and Alderman Preusker seconded to adjourn the meeting at 6:47 p.m.

*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant