



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

Mayor Jeannie Hefty 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. Aldermen Tom Preusker was excused. Student Representative Thomas Martin was present. Student Representative Ryan Stankus was absent.

APPROVAL OF MINUTES

Commissioner Ekes moved, and Commissioner Gardner seconded to approve the minutes of November 13, 2018. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Site Plan application from Tom Howald for property located at 2009 Lynch Way for the Aldi store expansion, subject to Graef's December 4, 2018, Kapur & Associates' December 5, 2018, and Fire Department's December 5, 2018 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained this is an expansion to the existing Aldi. Even though, the business is growing that does not mean the parking lot has to expand. Aldi has enough parking spaces based on the market trend and other locations. The landscape will remain the same. The temporary signs going up during construction exceed the required measurements. The applicant should either remove one sign or reduce the size. The applicant is over the maximum 2-foot candles in one area, and will need to make adjustments.
- Matt Carey, Pinnacle Engineering, presented the layout of the plans. Mr. Carey explained the trail connection to the existing Right-of-Way will remain the same. There is a 30-foot wide paved fire lane, which leaves no room to add parking spaces. There will be 87 parking stalls.
- Commissioner Ekes asked where the 2-foot candles were in reference to the location of the Site Plan. Ms. Fonesca stated it has been awhile since she had reviewed the plans, but likes to have the light zero out at the property line. Ms. Fonesca further stated the light fixtures can be adjusted. Commissioner Ekes asked if the lot is being re-lit or staying the same. Mr. Carey

replied the lighting configuration will stay the same, but the light fixtures will be changed, and new poles added to the expansion area. Alderman Grandi questioned if the temporary sign change would be an issue. Mr. Carey responded there should not be an issue for the temporary signage. Ms. Fonesca mentioned that the one sign in the parking lot may not be necessary, since the customer would already be in the lot.

- There were no further comments.

Alderman Grandi moved, and Commissioner Gardner seconded to approve the Site Plan for the expansion.

All were in favor and the motion carried.

B. Consideration to approve a Site Plan application from Scherrer Construction for property located at 2756 Whiting Road for the east expansion to the existing warehouse facility, subject to Graef's December 4, 2018, Kapur & Associates' November 30, 2018, and the Burlington Fire Department's December 5, 2018 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the applicant is proposing to expand the business to the east. The applicant is also proposing some safety lightning around the existing doors. Since the number of employees is remaining the same, it is not necessary to add parking spaces. Jennifer Blair, Scherrer Construction, stated the expansion will match the existing facility and award additional storage for the products and goods. Ms. Blair further stated the storm water run-off and wetland delineation have been taken care of.
- Commissioner Redman recused himself from the discussion and voting.
- Mayor Hefty commented the building was impressive, as well as the lobby.
- Commissioner Ekes asked what will be stored there, and if the Fire Department has reviewed this. Ms. Blair replied paperboard will be stored. Wes Miner, Fire Inspector, answered yes, however, it will require an addition to the sprinkler system and fire alarm, which the applicant will submit additional information.
- There were no further comments.

Commissioner Tully moved, and Commissioner Ekes seconded to approve the Site Plan to expand the building.

Roll Call: Mayor Hefty, aye; Alderman Grandi, aye; Commissioner Tully, aye; Commissioner Ekes, aye; and Commissioner Gardner, aye. Aye-5, Nay-0. Commissioner Redman recused himself. Motion carried.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Redman moved, and Commissioner Ekes seconded to adjourn the meeting at 6:47 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant