



**Minutes**  
**City of Burlington Plan Commission**  
**January 8, 2019, 6:30 p.m.**

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

**APPROVAL OF MINUTES**

Commissioner Ekes moved, and Commissioner Gardner seconded to approve the minutes of December 11, 2018. All were in favor and the motion carried.

**LETTERS & COMMUNICATIONS**

None

**CITIZEN COMMENTS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. Consideration to recommend approval to the Common Council of a Certified Survey Map Amendment from Tom Vos for property located at 301 W. State Street and 109-111, 117 Schemmer Street for two parcels to be configured into three separate properties, subject to Graef's, Kapur & Associates', and Burlington Fire Department's memorandums to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained the applicant proposes to take two parcels and make it into three parcels, to clean up the property. By doing this it will bring the two garages onto one property, and the two residential properties can be on their own independent lot.
- Tom Vos, owner, stated the original commercial building was built in two separate segments on two parcels. One parcel was 109-111 Schemmer Street and the other was 301 W. State Street, which the seam can be seen in the middle of the building. Mr. Vos further stated another portion of the building was built on 117 Schemmer Street, then added on to the existing lean-to structure, which crossed tax key parcels. Mr. Vos explained he would like to sell the commercial building without having to sell the two residential properties, and by having separate parcels it will make the sale easier.

- Commissioner Redman questioned if non-conforming has to do with the current setbacks. Mr. Vos replied no, he thinks it is because of the zoning. There is a mix of commercial and single-family residential in the area, the residences were mainly turned into duplexes.
- Ms. Fonesca stated there are no setback requirements for B-2, Central Business District. Mr. Vos responded he tried to divide the properties so the commercial building had on-street parking and the residential homes had a driveway for parking.
- There were no further comments.

Commissioner Redman moved, and Alderman Grandi seconded to approve the Certified Survey Map.

*All were in favor and the motion carried.*

**B. Consideration to approve a Site Plan application from Al Mackey for property located at 472 W. Market Street for a new entrance and driveway on Spring Valley Road, subject to Graef's, Kapur & Associates', and Burlington Fire Department's memorandums to the Plan Commission.**

- Mayor Hefty stated this item is tabled until the February 12, 2019 Plan Commission meeting.

**ADJOURNMENT**

Commissioner Ekes moved, and Commissioner Gardner seconded to adjourn the meeting at 6:37 p.m.

*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant