



Minutes
City of Burlington Plan Commission
July 14, 2020, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. through Zoom Meetings. Roll call: Aldermen Tom Preusker and Bob Grandi; Commissioners Chad Redman; John Ekes; and Art Gardner were present. Commissioner Andy Tully excused. Also in attendance, Megan Watkins, Assistant City Administrator/Zoning Administrator; Attorney John Bjelajac; and Tanya Fonseca, Graef.

APPROVAL OF MINUTES

Alderman Grandi moved, and Alderman Preusker seconded to approve the minutes of June 9, 2020.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

A. Consideration to approve an extension to a Conditional Use Permit application for U-Hauls for property located at 501 S. Pine Street.

- Mayor Hefty opened this item for discussion.
- Megan Watkins, Assistant City Administrator/Zoning Administrator, explained a Conditional Use Permit approved July 9, 2019 to have U-Haul rentals had the following conditions: allowed a maximum of three U-Hauls, install a trash enclosure, and enhance the landscaping. Ms. Watkins stated the applicant has complied with all of the conditions for the past year.
- There were no further comments.

Commissioner Redman moved, and Commissioner Ekes seconded to approve an extension to the Conditional Use for a period of 3 years.

All were in favor and the motion carried.

B. Consideration to review and discuss a Conditional Use Permit application for property located at 667 W. State Street.

- Mayor Hefty opened this item for discussion.

- Attorney John Bjelajac stated this item is not for discussion, but rather a report regarding the property. Mr. Attorney Bjelajac explained the Conditional Use Permit granted in 2001 exceeds the allowed present use. City Staff recommends an amendment to the existing Conditional Use Permit, which shall reflect the current uses and Site Plan. Mr. Attorney Bjelajac stated there is no discussion or action taken, in case this Commission is a hearing body.

NEW BUSINESS

A. Public Hearing to hear public comments regarding a Conditional Use application from Craig Faust for property located at 520 Bridge Street to allow for a business that powder coats vehicle rims.

- Mayor Hefty opened the Public Hearing at 6:40 p.m.
- Luke Royce (tenant), 3924 County Road K, Franksville, stated the Fire Department is aware of the chemicals used, and has approved them. Mr. Royce further stated only a few vehicles are on the lot at the same time.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to close the Public Hearing at 6:43 p.m.

All were in favor and the motion carried.

B. Consideration to approve a Conditional Use application from Craig Faust for property located at 520 Bridge Street to allow for a business that powder coats vehicle rims, subject to Graef's and Burlington Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonseca explained this unique property has two structures: a commercial block structure and a single family home. The commercial structure will allow for a business that powder coats vehicle wheel rims. Customers will drop-off and pick-up vehicles by appointment only. City Staff evaluated any noise concerns, and the Fire Department found no issues with the chemicals used.
- Commissioner Ekes had a list of questions for the Mr. Royce such as; how is the chemical kept out of the waterways, what happens with chemicals stored on the property, is there ventilation, how close to homes is the exhaust fan, will the oven have an exhaust fan, and are there any floor drains. Mr. Royce answered there will be no more than 50 gallons on-site and stored in overspill drums with three layers of protection. The rinse water will not go down the drain, and a waste disposal company will remove the chemicals off-site. Mr. Royce explained there is ventilation in the ceiling, the oven has an exhaust fan, and there is one floor drain. Mr. Royce stated the exhaust fan is the furthest away from the residential home, and the lids will stay on the containers for minimal odor.

- Alderman Grandi asked about the removal of the rinse water. Mr. Royce replied he was not exactly sure yet, but would most likely be contained in a drum.
- There were no further comments.

Commissioner Ekes moved, and Commissioner Gardner seconded to approve the Conditional Use.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Redman moved, and Commissioner Gardner seconded to adjourn the meeting at 7:02 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant