



Minutes
City of Burlington Plan Commission
Police Dept. Courtroom
March 13, 2012, 6:30 p.m.

Mayor Robert Miller called the Plan Commission meeting to order this Tuesday evening at 6:30 p.m. Roll call: Alderman Tom Vos; Commissioners Darrel Eisenhardt, Chris Reesman and John Lynch, Town of Burlington Representative Phil Peterson, and Student Representative Bianca Clayton; Alderman Robert Prailes, Commissioner Michael Deans and Student Representative Kyle Burns were excused. Also present were City Administrator Kevin Lahner and Zoning Administrator Patrick Scherrer.

APPROVAL OF MINUTES

Commissioner Eisenhardt moved and Commissioner Lynch seconded to approve the minutes of February 14, 2012. All were in favor and the motion carried.

CITIZEN COMMENTS

None

LETTERS & COMMUNICATIONS

None

PUBLIC HEARINGS

A. A Public Hearing to hear public comments regarding a Conditional Use Application from Taco Bell for property located at 2056 Milwaukee Avenue to use for a drive-thru restaurant and to modify the existing Detailed Site Plan and Comprehensive Signage Plan in a Planned Unit Development (PUD).

- Mayor Miller opened the public hearing at 6:33 p.m.
- Patrick Scherrer introduced Brandon Baquet of Arc Vision on behalf of the applicant to the commission.
- Alderman Vos questioned if Long John Silvers is leaving the site and the building will become exclusively Taco Bell. Administrator Lahner stated that was correct.
- There were no further comments. Commissioner Lynch moved and Alderman Vos seconded to close the Public Hearing at 6:35 p.m. All were in favor and the motion carried.

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Conditional Use and Site Plan application from Taco Bell for property located at 2056 Milwaukee Avenue to use for a drive-thru restaurant and to modify the existing Site Plan and Comprehensive Signage Plan; and to recommend approval to the Common Council to amend the Planned Unit Development (PUD) Detail Plans and Comprehensive Sign Plan.

- Mayor Miller opened this item for discussion.
- Commissioner Eisenhardt questioned why a Conditional Use Permit is required if a drive-thru window currently exists with the building. Mayor Miller responded that it is part of the process due to the site being within a Planned Unit Development. Miller also confirmed that there will be no building modifications, only signage changes.
- There were no further comments.

Commissioner Lynch moved and Commissioner Eisenhardt seconded to approve a Conditional Use and Site Plan at 2056 Milwaukee Avenue subject to Patrick Meehan's February 20, 2012 and Kapur & Associates' March 12, 2012 memorandums to the Plan Commission as follows:

- The sign area and height of the replacement signs for the drive-thru menu board shall not exceed the area and height of original City-approved menu board sign and that a drawing of said new menu board be submitted to the City Building Inspector for review for conformance with the dimensions of the City's earlier approved menu board sign.
- The sign area of the replacement signs for each of the two (2) freestanding monument signs shall not exceed the area of the original City-approved signage.
- The Developer's Agreement for the Lynch Ventures, LLC" property dated September 14, 2004 (Common Council Resolution No. 3838(44)), shall be amended and approved by the Common Council for the modified Detailed Plans and modified Comprehensive Signage Plan as deemed to be applicable by the City Attorney.
- "H.C Accessible Parking/Path of Travel Detail" shall be removed from plans as it is no longer planned for construction.

All in favor and the motion carried.

ADJOURNMENT

Commissioner Lynch moved and Alderman Vos seconded to adjourn the meeting at 6:37 p.m. *All were in favor and the motion carried.*

Recording Secretary
Megan E. Johnson
Assistant to the City Administrator