



Minutes
City of Burlington Plan Commission
June 13, 2017, 6:30 p.m.

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

Mayor Jeannie Hefty welcomed Art Gardner to his first meeting as a new Plan Commission member.

APPROVAL OF MINUTES

Alderman Grandi moved, and Commissioner Redman seconded to approve the minutes of May 9, 2017. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

Alderman Vos moved, and Alderman Grandi seconded to accept the resignation letter from Chris Reesman. All were in favor and the motion carried.

CITIZEN COMMENTS

None

PUBLIC HEARINGS

None

OLD BUSINESS

A. Jeff Way is to give an update regarding the violations of the original Conditional Use Permit for property located at 1157 Milwaukee Avenue.

- Mayor Hefty opened this item for explanation.
- City Administrator Carina Walters explained Jeff Way's extension to be in compliant with the Conditional Use expires June 30, 2017. Jeff Way and his realtor were unavailable to attend tonight's meeting, but will attend the August 8, 2017 meeting. Ms. Walters stated when she talked with the realtor earlier that day, he said there was prospective buyers for the property but no one had purchased it as of yet.
- There were no further comments.

NEW BUSINESS

A. Consideration to approve a Site Plan application from Lance Bento for property located at 700 S. Kane Street to expand the parking lot, subject to Graef's June 5, 2017 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Gregory Guidry, Building Inspector, explained that We Energies is expanding the parking lot, to meet ADA and size requirements, as well as resurface the asphalt for maintenance. Commissioner Gardner asked if some greenspace will be removed and placed closer to the road. Alderman Grandi responded that four trees are being removed in the buffer area. Mr. Guidry stated greenspace is only recommended to them but not required. Lance Bento, representative of We Energies, stated they will take the greenspace into consideration. Ms. Walters questioned if there will be an overall landscape or vegetation incorporated into this project. Mr. Bento replied the budget did not account for greenspace since it was not originally stated, but there is usually a contingency in the bid. Ms. Walters stated since the bid has not been completed, could there possibly be a section in the bid that is an alternate to allow for the landscape. Mr. Bento replied yes, they can add a line in the bid. Alderman Vos suggested that if the City's ordinance does not state that landscape has to be increased if a parking lot is expanded, maybe the City should consider amending the ordinance adding that additional landscaping to be required. Commissioner Redman stated that in Graef's report it recommends that the curb and gutter requirements and minimum landscape surface ratio be waived. Ms. Walters stated on the Lynch Display Van (LDV) recent project, the City waived the requirement since no other properties in the industrial park, other than a portion of LDV, has curb and gutter.
- There were no further comments.

Alderman Vos moved, and Commissioner Gardner seconded to approve a Site Plan to expand the parking lot for 700 S. Kane Street.

All were in favor and the motion carried.

B. Consideration to approve a Site Plan from the City of Burlington for property located at 394 Amanda Street for the Burlington Community Pool Project, subject to Graef's June 8, 2017 and Kapur & Associates' May 30, 2017 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Walters explained that the City has been working on the Burlington Community Pool Project for two years. There will be a complete rebuild of the pool having a 6,000 square foot increase, bringing it to a total of 12,500 square feet. The pool project is to improve the layout of the pool and other activities; such as a tennis court and playground. Alderman Vos stated the parking lot currently has 85 parking spaces instead of 157 parking spaces that Graef recommends in their report. Alderman Vos commented that the entire site plan would have to be redesigned to accommodate for the 157 parking spaces. Alderman Vos also stated the parking lot is never full on a busy day the way it is. Commissioner Redman questioned if the handicap parking is based on the 85 spaces or the 157 spaces. Ms. Walters replied they are based on the 85 parking spaces. Commissioner Gardner questioned why there is only one exit/entrance. Ms. Walters stated that the exit/entrance will be in a circular path. Ms. Walters commented that if the parking lot had two exits/entrances it would cut into the parking spaces and even the parking for the house across the street.
- There were no further comments.

Alderman Grandi moved, and Alderman Vos seconded to approve a Site Plan for the Burlington Community Pool Project.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Redman moved, and Commissioner Gardner seconded to adjourn the meeting at 6:55 p.m. *All were in favor and the motion carried.*

Recording Secretary
Kristine Anderson
Administrative Assistant