

**PLANNING COMMISSION
MINUTES
APRIL 10, 2007
834th Meeting**

The meeting was called to order by Acting Chairman Woods in the Council Chambers of the Municipal Building at 4:00 p.m.

Members present: Behrens, Brown, Camplin, Rybicke, Vincent and Woods

Members absent: Wilmet

Others present: Brian Juarez, Rick Rector, Edwin Bos and Brian Patterman (Spacesaver)

Item #1: Review and Approve Conditional Use for Mini-Golf Course at Rock River Lanes, 1010 Larsen Road.

Jeff Woods said the parcel is currently zoned M-2, Heavy Industrial. A mini-golf course is not listed as a permitted use or conditional use, so it would be considered a non-specified conditional use. The conditional use, if approved, would be for this location and owner. Notices were sent to adjacent property owners, and comments were received from Bob Leslie of Fort Transportation. Mr. Leslie said that he had no problems with the mini-golf and hoped that it was a success. His concern is his parking lot becoming an overflow lot, people investigating buildings and trailers on the lot and possibly vandalizing them, and people drinking on his lot and breaking bottles. This has happened in the past and has not been a big problem, but wanted to mention it now so that it is looked at during design and addressed where possible.

Rick Rector, of Rock River Lanes, said they will be providing 64 parking stalls, with an additional 80 in front of the main building. If the business succeeds and more are needed, it will be addressed. The course will be well lit and policed by two employees who will be on duty. The area will be kept clean. The mini-golf will be advertised as a place for family recreation, so it will need to be kept nice. The designers will now complete the plans for the site plan submittal, which will include lighting, landscaping, layout and drainage. That will take about two or three weeks. Mr. Rector said that he was unaware of Mr. Leslie's concerns, but that they are his concerns also and will be addressed. He wants to have a successful business that will also be a good neighbor.

Motion by Cwmn. Behrens, seconded by Bob Vincent, to approve the conditional use for a mini-golf course at Rock River Lanes, 1010 Larsen Road. The motion passed by a 6-0 voice vote.

Item #2: Approval of Minutes and Adjournment

A motion to approve the Minutes of the March 27, 2007 meeting was made by Bill Camplin, seconded by Dennis Rybicke, and passed by a 6-0 voice vote. A motion to adjourn was made by Cwmn. Behrens, seconded by Bill Camplin, and passed by a 6-0 voice vote. The meeting adjourned at 4:12 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary