

**PLANNING COMMISSION
MINUTES
MAY 8, 2007
836th Meeting**

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

Members present: Wilmet, Behrens, Camplin, Rybicke and Woods

Members absent: Brown and Vincent

Others present: Brian Juarez, David Bienfang, Pete Weston, Wayne Dahnert, Rick Rector and Edwin Bos

Item #1: Review and Approve Site Plan for Building Addition at Premier Bank, 70 North Main Street

Jeff Woods said the parcel is zoned C-5, Downtown Business, and that banking is a permitted use. The addition will connect the existing bank with the former Moores Sports building. The addition will be used for work areas and a connecting hallway, and the former Moores building will be used for work areas and offices. The front of the addition will match the existing bank building and will have a landscaped area in the front. The C-5 zone has no setback, lot coverage or parking requirements to meet. There will be no lighting or signage changes. The water laterals will not be interconnected. There is an unused water lateral on North Water Street East that will have to be abandoned at the main.

Pete Weston, of Design Alliance, gave a presentation on the project. Pete Weston showed old pictures of the building that was where the addition is going. There has been a change made to the plan, such that the parapet wall of the bank will extend across the addition at the same elevation, not step down. The connection will be stepped back to provide a landscaped terrace area with benches and a flagpole. The signage on the south wall of the former Moores building will have to be looked at to see if it will be impacted by the construction. The architecture of the addition will match the bank, and the former Moores building will have its own architectural style.

Motion by Cwmn. Behrens, seconded by Dennis Rybicke, to approve the site plan for the building addition to Premier Bank, except the south wall sign on the former Moores building. The motion passed by a 5-0 voice vote.

Item #2: Review and Approve Preliminary Certified Survey Map Creating One (1) Lot on Falk Road (Extra-Territorial).

Jeff Woods said this Survey will create one lot and eliminate two lots that were previously approved. The new lot is off of Falk Road, and is shown on the map that was distributed. The City's Master Plan shows this area as low density residential, so this would fit. The new parcel is approximately 3/4 mile from the current City limits, with no plans for any annexations to take place in the future. It would be many years before annexation and City utilities would be available to this parcel.

Motion by Cwmn. Behrens, seconded by Bill Camplin, to recommend to the Council to approve the Preliminary Certified Survey Map creating one lot on Falk Road. The motion passed by a 5-0 voice vote.

Item #3: Review and Approve Site Plan for Additional Storage Building at K&M Storage, 1526 Summit Drive

Jeff Woods said this parcel is zoned M-2, Heavy Industrial, and that storage is a permitted use. The proposed building will be 30-feet by 30-feet and match the existing structures. It will be used by Wayne Dahnert for personal storage. There will be no additional signage and only security lighting. The plan meets the setback and lot coverage requirements of the M-2 zone.

Motion by Bill Camplin, seconded by Dennis Rybicke, to approve the site plan for the additional building at K&M Storage, 1526 Summit Drive, as presented. The motion passed by a 5-0 voice vote.

Item #4: Review and Approve Site Plan for Building Addition and Mini-Golf at Rock River Lanes, 1010 Larsen Road

Jeff Woods said this parcel is zoned M-2, Heavy Industrial, and a conditional use has been approved for the mini-golf. The building addition will be 30-feet by 170-feet and will match the existing building in style and color. It will contain coolers, arcade rooms, birthday rooms and the golf check-in area. The building conforms to the Code setback and lot coverage requirements. The mini-golf will be 18-holes and also meets the setback Codes. There will be informational signs within the course. Rick Rector said there might be a sign at the check-in area on the building. Jeff Woods indicated the lighting plan meets Code and there is City storm sewer available for storm drainage. The plan shows fencing along Larsen Road.

Rick Rector said the remainder of the lot will be landscaped with grass. They are looking at additional fencing, but will see what is required for a liquor license. They plan to fill the ponds from the bowling alley.

Jeff Woods said the City is looking at the need to connect the water mains on Larsen and Highland, and will talk to Rick Rector about an easement if the connection is needed.

Motion by Dennis Rybicke, seconded by Bill Camplin, to approve the site plan for a building addition and mini-golf at Rock River Lanes, 1010 Larsen Road. The motion passed by a 5-0 voice vote.

Item #5: Approval of Minutes and Adjournment

A motion to approve the Minutes of the April 24, 2007 meeting was made by Cwmn. Behrens, seconded by Bill Camplin, and passed by a 5-0 voice vote. A motion to adjourn was made by Bill Camplin, seconded by Cwmn. Behrens, and passed by a 5-0 voice vote. The meeting adjourned at 4:22 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary