

PLAN COMMISSION MINUTES
September 23, 2019

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Trustee David Baum, Commissioners Peter Nilles, Matt Kimmler, Tony Laszewski and Bob Williams were present. Commissioner Bill Shadid was absent and excused. Also present were Associate Planner Emily Zandt and Planning Assistant Lori Johnson. Community Development Director Jeff Retzlaff was absent and excused.

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Nilles to Approve the minutes from 9-9-19.

MOTION to Amend Baum second Nilles to correct page 4, the motion to reconsider the Gehl Foods PDD, carried 5-2.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

MOTION Baum second Laszewski to go to Agenda Items B & C first.

MOTION carried unanimously.

Shaun & Amanda Farrell - W167 N10994 Western Avenue. The property owners are seeking approval to install a fence within an existing drainage easement. Associate Planner Zandt summarized the proposal.

MOTION Baum second Kimmler to Approve the zoning permit application to install a 4'-6' fence be located approximately 8' into the existing 20'-wide drainage easement on the north side of the property and 10' into the 10'-wide drainage easement on the east side of the property located at W167 N10994 Western Avenue with the following conditions:

- 1. An agreement between the property owner and Village shall be recorded stating that if for ANY reason the Village needs to access the easement to maintain or replace the infrastructure, the property owner is responsible for the cost of removal and/or replacement of the fence and/or any other improvements which encroach into the easement. The property owner shall be responsible for the cost of preparing and recording said agreement.***
- 2. Diggers hotline shall be called prior to work to identify the location of the pipe in that immediate area. The fence shall stay a minimum of 2 feet away from any marked infrastructure.***

Discussion followed. Chairman Wolter explained that because there is a sewer located on the north property line, the fence may need to be removed if there is a break or if work needs to be done to fix an issue. Ms. Farrell said she was OK with the conditions.

MOTION carried unanimously.

Top Leaf Development, agent for Harvest Hills Subdivision LLC - Southeast corner of Freistadt Road and Harvest Ridge Road. The request is for approval of a monument ground sign for the Harvest Hills Subdivision. Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to Approve the proposed permanent real estate sign for the Harvest Hills Subdivision with the following condition:

- 1. The proposed sign and landscaping must be located within the designated Landscape and Sign Easement as shown on the approved Harvest Hills Subdivision final plat and must be a minimum of 5 feet from the road right-of-way.***

Shari Waggoner, Top Leaf Development, explained the vision triangles had been eliminated and were not on the final plat recorded at the County. The vision triangle is located in the right-of-way.

MOTION to Amend Baum second Kimmler to add a 2nd Condition that staff clarify the final location with the Engineering Department.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Gehl Foods - N116 W15970 Main Street. Site Plan application for a 22,500 sqft addition and parking lot expansion to the production facility. Associate Planner Zandt summarized the proposal.

Discussion followed. Commissioner Kimmler questioned the type of street tree to be planted along the stamped concrete at the south elevation and asked how tall the electrical wires were there. He said this wasn't an ideal spot for trees and suggested planting an ornamental type tree like a Japanese Tree Lilac or Crabapple.

MOTION Kimmler second Laszewski to Approve the site development & building plans for the proposed 22,500 sqft building addition and 49-stall parking lot expansion to the Gehl Foods production facility located at N116 W15970 Main Street subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural & engineering plan sheets dated 9-18-19, the landscaping plan sheets dated 9-18-19 and 7-18-19 unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. Gehl Foods shall obtain building/raze permits as necessary prior to any demolition work on the existing residential structures to be removed in the location of the proposed building expansion. Gehl Foods is advised to contact the building inspector and water & sanitary sewer utility departments to discuss decommissioning requirements for the remaining utility services serving any structures to be razed.***
- 4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 5. All technical issues and plan corrections identified by the Public Works Director (see September 20, 2019 memo from the Public Works Director) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit.***
- 6. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.***
- 7. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***

MOTION to Amend Kimmler second Baum that the trees planted on the south elevation are Japanese Tree Lilacs or something similar, an ornamental tree that that won't be a problem with the wires in the future and survive that type of environment.

Craig Lemieux, CEO Gehl Foods, said he would commit to upkeeping the trees and replace the dead trees. He thanked the Plan Commission for moving this forward and wanted to reassure them that under his watch the company will walk the talk in regard to company engagement. He explained a new project was started that will reduce traffic coming in and the offloading of nitrogen. Additionally other commitments include removing a smaller silo on Main Street, 2 street trees east of the railroad tracks will be replaced, the chain link fence south of the east parking lot will be maintained, 5 feet of green space will be added along the east parking lot, and the fence line on Hwy. 145 will be cleaned and maintained. He said under this management team and his direction, they want to be a better a partner with the Village, good stewards of the company and also the neighbors.

Trustee Baum said other things were brought up at the neighborhood meeting including the shared parking lot on Main Street. He said parking was allowed on the south side of Main Street but then the no parking signs went up. He asked what can be done to get that parking back again. Mr. Lemieux said when the lots were open to the public, the employees would try to park there but they were full. He agreed that was a conflict that should have been brought forward for discussion. Trustee Baum said the residents agreed to the Gehl expansion because of the other things that were discussed including additional parking on Church Street or on the apartment property. Robert Garcia, Plant Manager for Gehl's, stated they want to involve the neighbors that live on the street regarding the use of the parking spaces and make sure they are OK with letting bar patrons access the parking lot including the possible repercussions with that. Alex Kerr, Gehl Foods, said there are other things they still want people's opinions on including the use of parking after business hours with proper signage, the store and how it will look and the mural corner.

Trustee Baum stated he wants to see all the details regarding the things discussed at the neighborhood meetings that got people to agree to the expansion before the approval moves forward. Chairman Wolter said Resolution 55-2019 does have some of those improvements listed but parking that is not controlled by Gehl's is a Village discussion with business owners. He said in regard to the site plan we have indicated that we would like them to give us public shared use of the parking lot located on the office building property after hours and on the weekends. The other shared parking got out of hand and Gehl's people couldn't park there and then the signs went up.

Mr. Lemieux said he wants to be a better steward of the community, but they can't do everything right away. Chairman Wolter stated he likes the way it looks. Trustee Baum said a lot of other stuff was said and he wants to see that including what we are getting. Discussion continued.

Mr. Lemieux said they're up against the clock and that they'll keep working through the process. He said they have taken a fair amount of criticism and asked to give the company some credit for reaching out. He said he has a budget and concerns but wants to make it look good. The expansion is a step forward. Trustee Baum agreed that a lot was done in a short amount of time.

Chairman Wolter said he liked the views of the corner adding he thought it helps to enhance the corner and address the concerns of the neighbors. He appreciates that Main Street will get a readdress in this area. And he appreciates the old look of the history of the silo area and looks forward to the plans across the street and bringing new life and purpose to the building. He said he believes the CEO will follow through with reinforcement and commitment to Gehl's and to Germantown.

MOTION carried unanimously.

Anderson Brothers Construction - W188 N10707 Maple Road. The property owner is seeking approval of a site plan for façade improvements to the existing multi-tenant retail building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the building plans submitted for the proposed façade improvements for the existing multi-tenant commercial building located at W188 N10707 Maple Road subject to the following conditions:

- 1. The façade improvements shall be extended a minimum of 20 feet on at the north and south building elevations (or at least as far as needed to include the window and door elements on those elevations).***
- 2. The stone veneer pillars and EIFS panels should be constructed to provide some degree of articulation and not simply be or appear as “flat” elements on the exterior wall. The amount of EIFS proposed should be reduced by adding additional stone veneer or other building elements, including but not limited to a decorative roof feature above the northernmost entrance (shown as the Grand Appliance entrance).***
- 3. Additional landscaping along/within the front (west) yard shall be installed, including street/shade trees along the internal driveway (in an amount equal to one tree per 25’ of street frontage with a min. planted size of 3” dia) and a prominent landscape element comprised of ornamental trees and deciduous and evergreen shrubs around the base of the pylon sign in the street yard. A landscape plan showing these features shall be submitted to the Village Planner for review/approval prior to occupancy. Landscaping installation may be deferred until spring 2020.***
- 4. If any new exterior lighting is proposed, a lighting plan shall be prepared consistent with the Village’s Outdoor Lighting Guidelines and be submitted to the Village Planner for review/approval prior to installation.***
- 5. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission. Temporary signs also require sign permits from the Community Development Department.***
- 6. The parking lot on the north side of the building shall be paved and marked consistent with the Village’s parking requirements within six (6) months after plan approval.***
- 7. The standard occupancy bond requirement (\$20,000) shall be required at the time of building permit issuance and returned upon successful completion of the approved site development, building and landscaping improvements.***

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant