

**PLANNING COMMISSION MINUTES**  
**5500 SCHOFIELD AVENUE**  
**WESTON, WI 54476**  
**MONDAY, MARCH 14, 2005 – 6:00 P.M.**

**I. CALL TO ORDER**

Vilas Machmueller called the meeting to order at 6:00 p.m. Members present were Steve Meinel, George Oberlander, Ted Banholzer, and DPW Keith Donner. Mary Hancock and Mark Strobel were excused. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector/Zoning Administrator, Al Breu, Trustee Dave Diesen, and Recording Secretary, Valerie Parker were present. About 30 audience members were present.

**A. OPEN HEARING - RENNES DEVELOPMENT, LLP, REZONING REQUEST FROM BP TO BP WITH OPD: NORTHWEST CORNER OF VALDRES SPRINGS PLAT**

Tim Rennes, Rennes Development, LLC, 261 French Street, Peshtigo, WI 54157, Gregg Golden and Eric Schoedel, Plunkett Rayisch Architects, LLC, 11000 W. Park Place, Milwaukee, WI 53224, Charlene Everett, Rennes Group, 250 South Ninth Street, DePere, WI 54115, and Cameron Bertsch, Marathon Technical Services, 2000 Lester Street, Weston, were present in support of the rezoning request.

Rennes stated that they have owned and operated these facilities for the past 30 years, and after research that they have done, they feel that this is a needed service in our area.

Golden explained that tonight they are looking for rezoning and site plan approval. He explained that this will be a 60-bed residential care apartment complex, a facility for the caring for the elderly. They are proposing a 2-story facility of about 60,000 square feet. This will include 54 one-bedrooms and 6 two-bedrooms, which will range in about 500 square feet to 850 square feet each in size. He stated that they have submitted to staff civil engineering drawings, overall architectural site plans, landscaping plans, site lighting photometric plans, etc. He discussed that the main entrance for residents and visitors will be off of Barbican Avenue and employees and maintenance staff will enter in off of Valdres Springs Court. Golden went on to describe the layout of the building and parking lots and where the future expansions could be. He pointed out that this site is just under 7 acres. It was explained that the reason for the OPD is due to their planned second phase addition that will encroach on the setbacks that are allowed in the BP zoning.

Bertsch discussed the drainage plans for this site. This site was designed to pass the 100-year design storm without flooding the building or neighboring sites. They designed this site in accordance with the NR-151 storm water regulations that are new this year. He described what is required in the NR-151 storm water regulations. He pointed out the NR-151 storm water regulations are more strict than the current Village codes. They will be using grass swales for the storm water runoff. He described the landscaping plan that was designed by Land Art.

Schoedel described the architectural view, pointing out the brick facade that will meet the 60% requirement. There will be a second story deck and first story porch.

Patrick Kelley, 4415 E. Everest Avenue, explained that he is not necessarily opposed to the rezone, but is concerned about the possibility of vehicle lights from the north parking lot shining onto his property (second lot west of this site on the south side of E. Everest Avenue). Rennes stated that with the buffer zone (overhead transmission lines and lot between), they should be able to keep the lights from shining onto Kelley's property. It was pointed out that there will be a landscape screen of trees along the west side of the parking lot. Everett stated that employee traffic will be very minimal during the evening hours and explained the number of employees working during those hours.

**B. OPEN HEARING - REEDY ENTERPRISES, LLC, REZONING REQUEST FROM RR TO R1: PARCEL OF LAND WEST OF 4006 HOWLAND AVENUE**

Dan Higginbotham, Plover River Land Company, P4225 Pineview Road, Birnamwood, WI 54414, Chris Reedy, 8904 Birch Street, and Guy Reedy, 9102 Birch Street were present in support of the rezone.

Higginbotham stated that this seems to be a good site for single-family residential use, especially with the location of the new YMCA and with there being other residential subdivisions nearby. Higginbotham stated that the wetlands have been delineated, and they will not have a large impact to this development. They are within the sewer service boundary. He stated that they would have to talk to the Village's engineering staff with regard to the sewer service. Higginbotham stated that they anticipate the lot sizes to be approximately a half an acre.

Lonn Wisniewski, 10002 Woodland Drive, was present in opposition. He questioned if there will be roads going in there and that he is concerned about sewer and water going in there. Higginbotham described the conceptual layout of this site. At this point they show one main road to the north and a second road coming off to the west, with the main entrance on Howland Avenue. There will be no new driveways on Howland Avenue; all would come off of the interior streets.

Jim Loula, 10010 Woodland Drive, was present in opposition. Loula and Wisniewski are both concerned about this development creating too much traffic on Howland Avenue to Camp Phillips Road.

Wisniewski questioned if a secondary access would come off of Shorey Avenue and also discussed that there are a lot of wetlands in that area. He also stated that he is against smaller lots in this area, that people moved out to this area to have larger lots. Higginbotham discussed how things have changed over the years and how this proposed development has come about.

Terry Hintz, 4603 Shorey Avenue, was present and questioned what they are going to do with storm water runoff. Higginbotham stated, similar to the proposed Rennes Development, the there are DNR requirements that they have to meet. Higginbotham explained that they would have to control the amount of storm water runoff, that there cannot be any more than what is normally there now. Higginbotham stated there would undoubtedly be a detention basin and some infiltration areas on site.

Wisniewski gave history of what is called the "headwaters to the Cedar Creek", and how he believes a previous project in that area was shut down for 50 years, because it would have contaminated the headwaters. Wisniewski stated that these headwaters run through part of his property and as well as Hintz's and Loula's properties.

Donner explained that staff has not seen the conceptual layout of this development yet and that storm water runoff will be dealt with during plat review. He stated that the drainage pattern will be maintained. Donner explained that Marathon County is currently redesigning Camp Phillips Road to be rebuilt to a 4-lane road, which will have curb and gutter from Howland Avenue north. The County will be accommodating the runoff from the Camp Phillips Road. He stated that they are looking at the corner of Camp Phillips Road and Shorey Avenue for a detention site. He stated that there is a large wetland system connected to Cedar Creek which is shown on maps. Any construction on this site will have to recognize that and not encroach

on it. The development plans will have to avoid disturbing the wetlands. Donner stated tonight's issue is the density of the zoning not the proposed plat.

Zuleger asked for a quick poll from the audience. There were about nine people present on this rezoning issue and of them about five were in opposition to the rezoning.

Lyle Woodward, 3909 Howland Avenue, was present requesting information on this proposed development. Zuleger commented that Reedy will not get access to the west to Camp Phillips Road and because of the wetlands, they will not get access to the north to Shorey Avenue. Zuleger stated that for public safety purposes, the Village would like a planned second access.

Mark Stubbe, 4009 Howland Avenue, was present in opposition to this rezone. He is concerned about the increased traffic on Howland Avenue if Foresight's development on Nick Avenue (Whitetail) proceeds along with the added traffic from Reedy's proposed development. Zuleger explained that the Whitetail plat is currently on hold due to easement issues. Zuleger stated that Howland Avenue will be considered for reconstruction in 2008.

Wisniewski stated that the only other option for secondary access would be to the east, which has a lot of wetlands. Higginbotham stated that they could look into putting in two parallel accesses to Howland Avenue for this development.

**C. OPEN HEARING - CORNERSTONE ARCHITECTS, LLC, REZONING REQUEST FROM R3 TO R3 WITH OPD: PROPERTIES ON THE WEST AND EAST SIDE OF DELIKOWSKI STREET**

Brad Kortbein, Cornerstone Architects, LLC, 201 W. Veterans Street, Tomah, WI 54660, was present in support of the rezone. He discussed that he wants to do some elderly housing on Delikowski Street. They are trying to get something compatible with the surrounding zoning. Primarily, the reason for the overlay request is because they will be encroaching on the setbacks on the parcel located on the east side of Delikowski Street and will need to reduce the setbacks by 11 feet. He mentioned that they are just doing a 15-foot cut around the building to maintain as many trees there as they can. They are going to do what they can for water runoff. Oberlander questioned the surrounding zoning, which is R3.

No one spoke in opposition.

**II. CONSIDERATION OF PLANNING COMMISSION MINUTES  
A. FEBRUARY 14, 2005 MINUTES**

*\*M/S/P Banholzer/Oberlander: to approve Planning Commission Minutes of February 14, 2005.*

**III. VISITORS  
A. TOM GERTSCHEN, LEWIS CONSTRUCTION: DISCUSSION OF OFFICE BUILDING ADDITION IN AG DISTRICT**

Tom Gertschen, Lewis Construction, 9307 Camp Phillips Road, stated that they want to add a small addition to the existing 42x30-foot office building. They are out of room for storage and are hoping to add a few additional offices and a conference room. They would not really add employees at this time, they are just a little cramped right now. He stated that the building is well screened by trees, which will remain. They would utilize the same materials on the proposed addition as on the existing building. This would have block and cement board siding. He stated that the basement would be used for files and plan storage. He discussed that the

only problem they have with this is that this property is currently zoned AG. He wants to know what their options are to get this addition approved.

Machmueller stated this parcel has been zoned AG from day one. Over the years, prior to zoning in that area, the buildings got put on the back as storage buildings; and in later years, a couple of houses got built there. At that time, Mr. Lewis started running a business out of the home, and with it being out in the wooded area, nobody knew that this business was being run there. Then Mr. Lewis came in to add on to the facility (construct a separate storage building) for the equipment, that is when this issue came to surface. At the time that they came in for a zoning change, it was noted that rezoning would have been spot zoning. After several meetings, it was decided to not do any zoning change and to grant the addition to the equipment storage building as a non-conforming use, which you can do in an AG area (Clerk's Note: received conditional use permit for storage building/storage of construction vehicles on site, in June 2000). Machmueller does not see a problem with this continuing under a non-conforming use, as long as they understand that if the building burns down or if an ownership change were to occur, the business use could not continue.

Oberlander does not see a problem with this, because of the situation that brought us to this point. It was guessed that this parcel consists of about 60 - 70 acres. It was discussed that with the road splitting this parcel, the portion that this building is on is about 25 acres (Clerk's Note: 15 acres). Zuleger stated that this building sits back on the lot and the trucks are hidden behind the trees. Banholzer stated that after looking at the master plan for the Village, it shows that we are not planning any business uses in this area. Banholzer is opposed to this expansion because it projects a false sense of security that we are going to continue to allow this use in this area. Donner agrees with Banholzer and stated that the only option is to consider rezoning this parcel and making it a conforming lot. Allowing expansion of the business is only increasing the degree of non-conformity. Meinel is in favor due to the size of the parcel, but he is hoping that the building is built to be more compatible for residential use. Gertschen stated that they plan to continue their business there for a long time to come. He also stated that this does not affect drainage, parking, traffic flow, and is well screened. They are not asking for a lot there, just to be able to utilize a little more of the area.

**«Machmueller suggested that this issue be tabled until the next meeting when we can have all of the Planning Commission members present, and that this issue will be listed under Unfinished Business on the April 11, 2005, Planning Commission agenda.»**

#### **IV. CSM APPROVAL**

##### **A. #02-05 VREELAND/KLASINSKI: 5907 BUSINESS HIGHWAY 51**

Breu stated this is basically defining an irregularly shaped parcel and splitting into 2 lots, where the neighbor wants to buy the northern lot. He stated that this is conforming.

***\*M/S/P Oberlander/Donner: to approve CSM #02-05 Vreeland/Klasinski: 5907 Business Highway 51.***

##### **B. #03-05 JACOBSON/ABBY BANK: 5403 WILLOW Street/2405 SCHOFIELD A VENUE/5402 ALDERSON STREET**

Breu stated this is combining three parcels to allow the construction of Abby Bank on these parcels. He stated that this is conforming.

***\*M/S/P Banholzer/Oberlander: to approve CSM #03-05 Jacobson/Abby Bank: 5403 Willow Street/2405 Schofield Avenue/5402 Alderson Street.***

**C. #04-05 HIGGINBOTHAM/THIRION: 6304 WESTON AVENUE**

Breu stated is just a boundary survey of the entire parcel, breaking off the homestead. He stated that this is conforming.

***\*M/S/P Oberlander/Donner: to approve CSM #04-05. Q: Breu explained to Meinel that this new lot will have access to Weston Avenue by the flagged section that is created. Motion carried.***

It was advised by Zuleger that we close the hearings and take action on the Rennes rezoning hearing prior to taking action on the site plans.

**V. SITE PLAN APPROVAL****A. MARATHON TECHNICAL SERVICES/PLUNKETT RAYISCH ARCHITECTS, LLC/RENNES DEVELOPMENT COMPANY, LLP - RENAISSANCE ASSISTED LIVING: NORTHWEST CORNER OF VALDRES SPRINGS PLAT**

Golden explained to Banholzer that the encroachments, during the Phase II addition, will be on the east side of the parcel. Higgins stated that code requires 100% landscaping of the parking area between their parcel and the residential neighbors. She stated that this parcel is in the Damon Farber area and this meets those requirements.

Donner questioned the possible conflict with the setbacks in the second phase. Higgins explained that the OPD will allow them to be closer to the east side. If not they did not have the OPD, the setback would be 40 feet. Higgins stated that as a contingency to this site plan approval, we need to see the location of the mechanical equipment so that we can make sure that will be properly screened.

***\*M/S/P Banholzer/Oberlander: to approve the site plan for Marathon Technical Services/Plunkett Rayisch Architects, LLC/Rennes Development Company, LLP - Renaissance Assisted Living: Northwest Corner of Valdres Springs Plat, contingent upon the mechanical equipment locations be approved by staff.***

**B. KWIK TRIP EXPANSION PROJECT: 3207 SCHOFIELD AVENUE**

Hans Zietlow, Kwik Trip, Inc., 1626 Oak Street, LaCrosse, WI 54603, was present.

Higgins discussed the Bertha Kole property rezoning that occurred at the last Planning Commission meeting. She explained that the Bertha Kole property, High Roller Skating Center, and the current Kwik Trip property will be combined via a CSM probably at the next meeting. The three combined lots must conform to the Damon Farber guidelines. They met requirements for landscaping and lighting. With their drainage, they are planning for a 100-year flood. She stated that the Bertha Kole site will mostly be used for a drainage pond. There is an issue with the pylon sign. They are proposing a pylon sign that has a digital message board and digital gas prices. This pylon sign is in conflict with the Damon Farber guidelines. The alternative is what they have now with the magnetic numbers and letters.

Zuleger reminded the members about their previously denying Kortbein's AmericInn message board sign. Zuleger also commented that the M&M Farm and Home message board sign will have to be grandfathered in. Oberlander stated that there are actually two issues, the electric display of prices versus the electronic message. Although we should be consistent with the message board signs, he does not see a problem with the electric display of gas prices. Zuleger stated as a point of procedure that we talk about the site plan and discuss the signs later.

Banholzer likes the site plan. Oberlander is concerned about lighting. Higgins stated that they will have a rope light under the canopy. Zietlow explained that there will be about 25% greenspace on this site.

Donner questioned with the sewer and water service if they plan to split the service from the store and the car wash. Donner stated that he wants those metered in the same location.

Zuleger does not have problems with these signs, if they don't roll or flash and if they are amber lights, which are less distracting. He also stated when comparing the digital signs to the magnetic ones, the digital ones are less of an eyesore. He is not sure if this is the right time to talk about situational or an issue-by-issue approval of these signs in the Damon Farber areas. He stated that this sign makes more sense to him than the previously proposed Kortbein sign. Zuleger questioned what they would do without the digital sign. Zietlow stated that digital price signs are nicer, whereas with the magnetic signs the letters and numbers tend to fall off and crack and not look as nice.

***\*M/S/P Meinel/Oberlander: to approve the site plan and building signs only for the Kwik Trip expansion project at 3207 Schofield Avenue. Alternatives for the pylon sign and its approval will be addressed at a later time.***

## **VI. SIGN PERMITS**

### **A. WAUSAU SIGNS, INC./DAVE KASTEN MOTORS: 1810 SCHOFIELD AVENUE**

Breu stated replacing with a similar sign and a similar size. It meets requirements.

***\*M/S/P Oberlander/Donner: to approve the sign permit for Wausau Signs, Inc./Dave Kasten Motors: 1810 Schofield Avenue.***

### **B. WAUSAU SIGNS, INC./CHARLES & DONNA STREK - AAA BEELINE AUTOMOTIVE: 5807 PRAIRIE STREET**

Breu stated that sign is worn out and they are replacing the sign with a similar sign. It meets requirements.

***\*M/S/P Oberlander/Banholzer: to approve the sign permit for Wausau Signs, Inc./Charles & Donna Strek - AAA Beeline Automotive: 5807 Prairie Street.***

### **C. GRAPHIC HOUSE, INC./SCOTT BRAINARD - BRAINARD FUNERAL HOME: 5712 MEMORIAL COURT**

Breu stated this meets requirements.

***\*M/S/P Banholzer/Oberlander: to approve the sign permit for Graphic House, Inc./Scott Brainard - Brainard Funeral Home: 5712 Memorial Court.***

Zuleger questioned if the Planning Commission would have issues if just staff was to review and approve sign permits for those that meet all requirements. If there are issues, staff would then bring the proposed sign before the Planning Commission for their approval. Meinel would not have a problem as long as Planning Commission can see all sign permits and confirm the approval. **«It was advised that we bring this issue back to Planning Commission with more information. Higgins questioned how to handle temporary signs. Machmueller stated as long as code is met, it should be okay.»**

**D. GRAPHIC HOUSE, INC./PEOPLE'S STATE BANK – PEOPLE'S STATE BANK  
TEMPORARY SIGN: NW CORNER OF WESTVIEW BOULEVARD AND CAMP PHILLIPS  
ROAD**

Mark Hull, Putnam Capital Management, 7611 Birch Street, was present.

Higgins stated this sign will be located next to Tower Credit Union's temporary sign on the corner of Westview Boulevard and Camp Phillips Road. It was suggested that this have a sunset date of June 30, 2005. Hull stated that in June there will be a permanent sign going up for all of those businesses.

*\*M/S/P Machmueller/Meinel: to approve the temporary sign permit for Graphic House, Inc./People's State Bank: NW Corner of Westview Boulevard and Camp Phillips Road, with a sunset of June 30, 2005.*

**VII. CLOSE HEARING**

**A. CLOSE HEARING – RENNES DEVELOPMENT, LLP, REZONING REQUEST FROM BP TO  
BP WITH OPD: NORTHWEST CORNER OF VALDRES SPRINGS PLAT**

Machmueller closed the hearing at 7:03 p.m.

**B. CLOSE HEARING – REEDY ENTERPRISES, LLC, REZONING REQUEST FROM RR TO  
R1: PARCEL OF LAND WEST OF 4006 HOWLAND AVENUE**

Chris Reedy pointed out the existing R1 zoning located adjacent and to the east of this property on Howland Avenue.

Wisniewski stated that it may be more suitable for Reedy to increase the lot sizes. He stated that he does not want this proposed development to compromise the wooded area.

Machmueller closed the hearing at 7:05 p.m.

**C. CLOSE HEARING – CORNERSTONE ARCHITECTS, LLC, REZONING REQUEST FROM  
R3 TO R3 WITH OPD: PROPERTIES ON THE WEST AND EAST SIDE OF DELIKOWSKI  
STREET**

Machmueller closed the hearing at 7:05 p.m.

**VIII. NEW BUSINESS**

**A. ACTION ON HEARING – RENNES DEVELOPMENT, LLP, REZONING REQUEST FROM BP  
TO BP WITH OPD: NORTHWEST CORNER OF VALDRES SPRINGS PLAT**

Oberlander commented that during site plan review, he wants to see enough buffering to the existing residential properties.

*\*M/S/P Oberlander/Donner: to approve the rezoning request from BP to BP with OPD for Rennes Development, LLP: northwest corner of Valdres Springs Plat.*

The members then continued back on the agenda to the Site Plan Review.

**B. ACTION ON HEARING – REEDY ENTERPRISES, LLC, REZONING REQUEST FROM RR TO R1: PARCEL OF LAND WEST OF 4006 HOWLAND AVENUE**

Oberlander commented that there are a lot of issues without answers here, such as access, lot sizes, etc. Zuleger stated that we have to look at the land use plan and decide what kind of density we want there. It was stated that R1 zoning requires 15,000 square feet.

This site is within the 208 Sewer Service Boundary, so sewer and water can be extended. Higgins stated that this should be provisionally zoned, where the zoning does not take affect until the sewer and water are extended. Donner stated that developers have said the demand is for larger lots, and questioned if RE zoning would fit their plans. Chris Reedy stated that because of the wetlands, some of the parcels will consist of about 17,000 square feet, and with it being next to YMCA, this is the preferred zoning.

Higgins stated that staff's concerns are on the sizes of the homes on the size of the lots. There could be issues on the placements of the homes on the lot. They have to meet the setback requirements. Breu discussed previous situations where Reedy homes, in the Windemere Oaks Subdivision, required variances to make the houses fit. Chris Reedy stated that homeowners need to be held accountable for those situations. Meinel stated that at plat review, when they come in with an actual plan, if some of the lots are viewed as too small for building, that is when we would have our opportunity to change it.

It was stated that Reedy's are looking at about 52 lots here and that there could be a land use issue if this many homes are located here with only one access out of the development and onto Howland Avenue. It was discussed that at this point, Howland Avenue is not going to be signalized, but if this development goes in, the County may decide to signalize the Howland Avenue and Camp Phillips Road intersection.

Banholzer suggested that Reedy's consider RE zoning rather than R1. Banholzer stated that if we allow the R1 zoning, as long as they are meeting the code in lot size, we cannot dictate that they make their lots larger. It was explained that the required lot size in RE zoning is 25,000 square feet. Donner discussed that public sewer and water service should be brought in here, and he believes that there is shallow bedrock here. On one hand he is not sure if this density is what we want here now; however, we impose a large cost on the developer by having them install public sewer and water. Banholzer stated that we need to look at and take into consideration what is currently there in that area, which are larger residential lots. Donner stated the RR and AG zonings are defined as holding districts in our code, and the statement in the code is that those areas will someday be changed to some other zoning and use. Higginbotham commented that as a developer develops a site, such as this one having shallow bedrock, there will be blasting involved, and with the Village requiring curb & gutter, it will be financially hard on the developer. Higginbotham commented that as you get away from the Village and the lots are getting larger, you can't look at Weston and capulate it. If you had larger lots at the edge of Weston and then you get to Kronenwetter where they have public sewer and water, then their lots shrink again (in size). Higginbotham stated that to them, the R1 zoning makes sense, even though they are not going to push the envelope with the lot sizes, they are not trying to get to 15,000 square feet per lot.

***\*M/S/P Meinel/Machmueller: to approve to provisionally rezone from RR to R1, subject to public sewer and water getting extended here for Reedy Enterprises, LLC: Parcel of land west of 4006 Howland A venue. Also subject to water and drainage issues being worked out with staff during the platting process. Banholzer opposed. Motion carried.***

**C. ACTION ON HEARING – CORNERSTONE ARCHITECTS, LLC, REZONING REQUEST FROM R3 TO R3 WITH OPD: PROPERTIES ON THE WEST AND EAST SIDE OF DELIKOWSKI STREET**

*\*M/S/P Oberlander/Banholzer: to approve the Cornerstone Architects, LLC, rezoning request from R3 to R3 with OPD: Properties on the west and east side of Delikowski Street.*

**D. TAPPE BUILDERS/HIGGINBOTHAM: SANDY MEADOW NORTH THIRD ADDITION FINAL PLAT REVIEW**

Mark Thompson, Marathon Technical Services, 2000 Lester Street, was present.

Higginbotham handed out revised final plans. He stated that Decoy Street was changed to abut the north property line. Breu discussed general issues that come about with corner lots. Breu stated that this plat meets requirements. Higginbotham pointed other changes that were made.

Donner discussed areas where drainage easements were added. Thompson discussed changes to Quentin Street & Portage Street. Donner stated that their changes reflect what we requested. Higginbotham pointed out the easement notes on the plan. Donner questioned the 15-foot utility easements in the right-of-way. Higginbotham stated those easements are non-exclusive so the Village can also utilize those areas.

Higgins commented that there are still 36 lots that need parkland dedication fees paid at the time signatures are obtained on the final plat.

*\*M/S/P Donner/Oberlander: to approve the Tappe Builders/Higginbotham: Sandy Meadow North Third Addition Final Plat, contingent on the parkland dedication fees paid, and subject to a development agreement with developer.*

**E. MATHIAS WEBER – RESIDENTIAL BUSINESS PERMIT: 10104 PHEASANT RUN COURT**

Mathias Weber, 10104 Pheasant Run Court, was present in support of this permit.

Breu brought up a similar issue from a resident on Hunt Street that was denied a few years ago, because of the firearms issue in a residential neighborhood. Based on the decision made then, we should deny this also. Weber explained to the members that he is looking to sell collectable firearms and military collectables, this will be mostly online or over the phone. There will not be any commercial advertising or storefront signs. Oberlander stated we should be consistent on this issue.

*\*M/S/P Oberlander/Banholzer to deny Mathias Weber - Residential Business Permit: 10104 Pheasant Run Court, based on staff recommendation.*

**IX. UNFINISHED BUSINESS**

**A. NONE**

**X. FUTURE MEETING TOPICS**

Zuleger brought up the possibility of our entertaining impact fees on developers. For example, if Reedy puts this development here, we may then need traffic signals put in the intersection of Howland Avenue and Camp Phillips Road. Since we are limited on financial resources, and because traffic signals are very costly, the developers should help in the cost of that. Zuleger would like to look at an impact fee ordinance for development. This type of impact fee went

before the courts and Was approved. Now some communities are currently using it. Meinel stated how we would decide what is fair with the different developments that are coming in and what is currently there. Zuleger will bring some material to the Planning Commission at a later date.

Donner discussed the ongoing major amendment for the sewer survey boundary. The consultant (Becher-Hoppe) would like to have a meeting with us. We should have Planning Commission members present along with some landowners, developers, other committees, and possibly Village Board. The members agreed we should hold a special meeting for this.

**XI. ADJOURN**

***\*M/S/P Oberlander/Banholzer: to adjourn at 8:05 p.m.***

Respectfully,

Valerie R. Parker  
Recording Secretary