

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, FEBRUARY 18, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, David deCourcy-Bower, Jack Wenstrom, James Schneeberger, Ann Wallschlager, Tim Fenner and Tim Hallquist.

Others Present: Administrator Cox, Building Inspector Hussinger and Deputy Clerk Bush y.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of January 21, 2019.

Motion (Wenstrom/DeCourcy-Bower) to approve the Jt. Architectural Board/Plan Commission minutes for January 21, 2019 with Deputy Clerk making corrections of the attendance record. Carried (5-0) with 2 abstentions, Wallschlager and Fenner.

2. Architectural Board review and consideration review and consideration of an application for a sign for Holzauer, Hewett & Barta Orthodontics, 520 Hartbrook Drive.

Pfannerstill said it is his understanding that the Administrator and Building inspector would be willing to authorize this if the Plan Commission is in favor of it. Building Inspector Hussinger said it exceeds some of the limits of the sign code but the board has the ability to tweak it and take it case by case. Hussinger said it will be an illuminated sign. Wallschlager commented that it seems like an odd place to put a sign and Administrator Cox said he thinks their intention is to be visible from Hartbrook Drive.

President Pfannerstill pointed out that the traffic on the side street is next to nothing, there is a park there, as well as trees and there will be no residential impact. He went on to say if it helps them bring in more customers, he is all for it. Wallschlager asked if there was a sign on the street and Hussinger said there is a multi-tenant sign. DeCourcy-Bower commented that is more like a directional sign, so people can find their location. Wallschlager asked about the size and Hussinger said it is too large for that wall but the board has the ability to take this on a case by case basis. Hussinger said if they approve this, there should be reasons why. Fenner asked if this is granted, what about the other three doing something similar and Hussinger said they already have signs. There was discussion about the location and possibly making an exception. Hussinger said they do not have a wall sign. It was pointed out that the sign is above a roof line, on an extended dormer and on the side of the main entrance of this building.

Motion (Wenstrom/Wallschlager) to approve the application for a sign for Holzauer, Hewett & Barta Orthodontics, with the exception that it is based on the unique location on the property, the low impact on the neighborhood, located on an architectural feature such as a dormer, near or at their front door and facing the road with only commercial properties. Carried (7-0).

3. Architectural Board review and consideration of an application for a sign for Strike FC, 528 E. Industrial Drive.

Scott Asher from Strike FC was present to explain that they are proposing 2 wall signs, 1 facing east and 1 facing south. They will be attached to the masonry wall, they will be aluminum and have an 8-12 year life span. 1 of the signs will be placed under existing lighting. He said the decision to put up 2 signs is that they are basically looking for something a little more visible of where their location is.

Motion (deCourcy-Bower/Pfannerstill) to approve the application for a sign for Strike FC, 528 E. Industrial Drive. Carried (7-0).

4. Architectural Board review and consideration of an application for office additions for Advanced Disposal, 559 Progress Drive.

Dave Wall from Advanced disposal was present along with their architect to explain the proposed addition. He said they would like to expand the north side in the front and the south side. He said they are looking to consolidate everyone into 1 building as they are currently spread out among several buildings. The new exterior will match the current exterior and the addition will help identify the front entrance. Fenner asked if they would be losing any parking spaces and if so are they going to replace them. Mr. Wall said yes, they will be losing 2 spaces but the employees that park in those 2 spots will park in the fenced in parking area. Hussinger asked if the new addition would allow them to add additional employees and Mr. Wall said the additions will allow them to utilize their space better for their current employees. Hussinger asked if they will be doing any upgrade in their parking and Mr. Wall said not with this addition but possibly in 2020.

There was brief discussion on parking & the amount of employees. There are no issues with setbacks.

Motion (deCourcy-Bower/Pfannerstill) to approve the application for office additions for Advanced Disposal contingent on working with the Building Inspector to replace the 2 parking spaces that are being lost. Carried (7-0).

5. Architectural Board and Plan Commission review and consideration of a request for construction of a new residence for Craig Eisenhut on E. Capitol Drive, Tax Parcel HAV 0725 999 010.

Pfannerstill reminded everyone this property is the old Slugger site and it was previously rezoned and divided into 3 parcels. The home will have siding, masonry and 3 dimensional shingles. It will be 1700 sq. feet and the setbacks are within the guidelines. The home will have a well and septic with the well being on the right side of the house.

Motion (Fenner/Pfannerstill) to approve the request for construction of a new residence for Craig Eisenhut on E. Capitol Drive, Tax Parcel HAV 0725 999 010 Carried (7-0).

6. Plan Commission consideration of a request to renew a Conditional Use Permit for operation of a temporary retail flower hut to be located in the Piggly Wiggly parking lot, 550 Cottonwood Ave.

Pfannerstill pointed out that this temporary flower hut has been going on for years. Wallschlager asked about the use of water from the hydrant and Hussinger said the hydrant is metered.

Motion (Hallquist/Schneeberger) to approve the request to renew a Conditional Use Permit for an operation of a temporary retail flower hut to be located in the Piggly Wiggly parking lot, 550 Cottonwood Ave. (7-0).

7. Plan Commission consideration of a petition to rezone property at 345 Cottonwood Ave. to the RS-3 Residential Single Family District.

It was pointed out that the Plan Commission has to see this 2 times, so this is just the preliminary. At the next Plan Commission meeting is when the Plan Commission will make a recommendation to the Village Board. The owner Donna Kutz said the property was acquired in 2003. She said she has had it on the market for a while but there are no buyers due to its commercial zoning. Pfannerstill asked if there is a parking lot in the back of the building and she said yes.

Pfannerstill commented that Hartland used to be very small and that area originally was zoned commercial. He also said he is concerned about changing it from commercial to residential because the downtown district needs area to develop. Ms. Kutz said the floor plan of the house doesn't work well for a business. Administrator Cox said the front portion of the building cannot be used as residential under the current zoning.

Fenner asked if a special use permit could be done through a zoning appeal. He went on to say a zoning appeal has the ability to grant a special use permit. Wallschlager asked about taxes for residential vs commercial, and Administrator Cox state there isn't any real difference. He reminded the Plan Commission that they don't have to vote tonight. deCourcy-Bower asked if the rezone would change the comp plan. It was pointed out that it is being asked do a zoning that is inconsistent with the comp plan. There was brief discussion on a special exception use permit and Hussinger pointed out that a special exception has to have standards.

Pfannerstill told the Plan Commission to think about it what was discussed tonight.

8. Adjourn

Motion (Wenstrom/Fenner) to adjourn. Carried (7-0). Meeting adjourned at 8:10 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk