

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, APRIL 15, 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 March 18, 2019.

Motion (Wallschlager/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for March 18, 2019. Carried (7-0).

2. Architectural Board review and consideration review and consideration of an application for a signs for Hartland Service, Inc., 400 E. Industrial Drive.

Mike Kusch was present and said he is not on a major thoroughfare so the flags help advertise for the car wash and free vacuums. He said he would prefer to keep them up all year and that he would take the signs down when it is too windy plus change them out when they get worn or torn. Building Inspector Hussinger said in the past temporary was ok, now if someone wants a permanent sign they have to come before the board. Pfannerstill commented that not every business would be as committed to changing signs out as they become worn.

Wallschlager asked if the signs would only be along Cottonwood Ave, and Mr. Kusch said yes. deCourcy-Bower commented the bigger question is how to manage these signs. There was discussion on temporary vs permanent.

Fenner said these being permanent signs won't work. He said a temporary sign can be for 30 days or special events which can be approved by the Plan Commission, and today it has to be in the context of temporary signs. Pfannerstill commented that the Plan Commission has the authority to extend it but with the sign code. Fenner commented that sign code won't change overnight.

Hussinger said Mr. Kusch came here to start the conversation about the signs and the Plan Commission can extend it. There was more discussion on other businesses putting up these type of signs and how to manage them.

There was discussion on them being permanent signs and have them come in every year similar to a conditional use. Fenner said he would like to get feedback from the BID. Pfannerstill commented that he would like to see extended 180 days and see how it goes.

Motion (deCourcy-Bower/Fenner) to approve temporary signs for Hartland Service with a 30 day aggregate. Carried (4-3).

3. Archectitural Board review and consideration of an application for a sign for Espire Homes, 350 Hartbrook Drive.

Building Inspector Hussinger said this is a free standing sign and they are just replacing an existing sign. It was stated it is internally illuminated.

Motion (Hallquist/deCourcy-Bower) to approve the sign application for Espire Homes, 350 Hartbrook Drive. Carried (7-0).

4. Plan Commission review and consideration of a request to renew a Conditional Use Permit for operation of a temporary greenhouse to be located at Biebel's True Value, 580 Hartbrook Drive.

Sue Biebel was present and said they would like to change the location of the temporary greenhouse for better traffic flow. She said moving the greenhouse will take out 4 parking stalls & increase by 6 parking spots that were previously block off. The topsoil will be located on the east side of the building.

a. Public Hearing to hear comments on the request to renew the request for a Conditional Use.

Pfannerstill opened the Public Hearing at 7:31pm for comments. There were no comments so Pfannerstill closed the Public Hearing at 7:32pm.

b. Consideration of a motion to approve the Conditional Use for Biebel's True Value.

Motion (deCourcy-Bower/Wenstrom) to approve the Conditional Use for Biebel's True Value. Carried (7-0).

5. Plan Commission review and consideration of a petition to rezone property at 345 Cottonwood Ave. to the RS-3 Residential Single Family zoning.

Donna Kuntz was present and briefly explained again that she can't attract commercial buyers the way the rooms are configured. She thinks it would be better off as a residential property as it seems more conducive to residential. Pfannerstill commented that to the east & the south is zoned business, to the north is residential and to the west is senior living. Fenner asked Ms. Kuntz if she uses this as her residence and she said yes. Fenner asked if the property is ADA accessible. Ms. Kuntz said yes, only to the 1st floor.

deCourcy-Bower said the question is the zoning and the intent of the comp plan. He said at the last comp plan meeting they are looking at making that entire side of the street business in the future, so asking to rezone goes against the comp plan and for what it will be in the future.

Wallschlager commented that she doesn't see why it can't go back to residential. She said she doesn't want to see it sit vacant.

Fenner said he agrees with both deCourcy-Bower and Wallschlager but is reluctant to rezone the property. He said he is also concerned about it being vacant, as vacant can be an eyesore.

There was discussion on applying for a Conditional Use for people over 55 and it could terminate upon death or removal of her as a resident. A Conditional Use process could be applied and still project the Village zoning code. Hallquist stated he liked that idea and also doesn't want to see the house vacant. Pfannerstill asked Ms. Kuntz if she lived there 50% of the time and she said yes, however she is gone a lot during the summer months.

It was stated that motion is only for a rezone. Fenner gave clarity on a Conditional Use process if Ms. Kuntz wanted to go that route.

Motion (deCourcy-Bower/Fenner) to deny the rezone of property at 345 Cottonwood Ave to RS-3 Residential Single. Carried (6-1) Wallschlager in favor of the rezone.

6. Adjourn

Motion (deCourcy-Bower/Wenstrom) to adjourn. Carried (7-0). Meeting adjourned at 8:03 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk