

The March 18, 2019 Plan Commission meeting was called to order at 7:00 p.m. by Chairman, Larry Ballah with members Rob Bubala, Stan Dobosz, Dave Maglish, Jim Marker, and Rick Ryfa. Also present was Town Attorney; Sheri Bradtke McNeil, Plan Commission Engineer; Sean Mikus, and Building Commissioner; Steve McDermott.

Minutes from the February 18, 2019 meeting were approved as written.

OLD BUSINESS

Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD. No further communication from the petitioner.

Mr. Ballah stated Mr. Kovich is still working on this site. *Mr. Bubala made a motion* to continue Turnberry Phase 2 by Chris Kovich of Komark, LTD to the April 15, 2019 meeting *seconded by Mr. Dobosz. All favored, motion carried.*

Item #2 New Oberpfalz Brewing at 121 E Main St., by Dan Lechner. Final Site Plan Review for a brewery addition.

Mr. Scott Goodwin; CSK Architects appeared before the Commission. Mr. Goodwin stated the ADA concerns and grade into the building have been addressed. Mr. Ballah asked if the drawings have changed since the original submittal. Mr. Goodwin stated they have. There is a 1/20 sloped sidewalk at the exit of the building that will be ADA compliant, a landscape area with steps is shown, and two entryways. Mr. Goodwin stated there are no elevations at this time. Mr. Ballah questioned why elevations weren't prepared for a Final Site Plan review. Mr. Goodwin explained that he is filling in for the architect that drew up the plans and is unable to answer some questions. Mr. Maglish asked if there is a two step riser. Mr. Goodwin stated there is, and a 1/20 pitch doesn't require a handrail. Mr. Ryfa asked if it is higher than 1 foot, and how that was determined without elevations. Mr. Goodwin stated he was unsure. Mr. Ryfa stated all building codes must be met at inspection. Mr. McDermott asked if the two ramps shown will face each other. Mr. Goodwin stated that was correct. Mr. Goodwin stated they aren't in a set location, so they are adjustable. Mr. Ballah stated there isn't any information on the catch basin and asked how it will work without grade. Mr. Ballah asked if the manhole/catch basin at the parking lot is new. Mr. Goodwin stated it is not tagged, so it must be new. Mr. Ballah asked if there are three catch basins. Mr. Goodwin stated there are. Mr. Ballah asked how deep they will be. Mr. Goodwin was unsure. Mr. Ballah stated the submittal is an incomplete set of drawings. There aren't any elevations including finished floor. Mr. Ryfa stated they may be able to do their own elevations to show water flow. Mr. Mikus stated they could be done and the elevations relating to ADA requirements is needed as well. Mr. Mikus asked what the 8" pipe material is. Mr. Goodwin was unsure. Mr. Ballah commented that the basic infrastructure is needed. Mr. Ryfa stated the landscape needs to meet code too. Mr. Maglish questioned the curb. Mr. Ballah stated that will depend on elevation. Mr. Mikus stated some questionable items will be cured with elevations. Mr. McDermott asked how the side elevation and man door could be adjusted to meet the finished floor height vs. the parking lot. Mr. Ryfa stated there will be a special plan commission meeting April 2nd. If changes are made, this item could be heard at that meeting. Mr. Ryfa asked if the light pole was a concern. Mr. Goodwin stated nothing is shown. Mr. Ryfa then questioned the sidewalk. Mr. Ballah questioned the pipe material. *Mr. Bubala made a motion* to continue New Oberpfalz Brewing at 121 E. Main St. *seconded by Mr. Dobosz. Mr. Ryfa stated this item could be heard as soon as April 2nd at the Special Plan Commission Meeting. All favored, motion carried.*

Item #3 Restaurant Depot 611, 613, 615, & 627 E. Ridge Rd. Public Hearing to rezone the properties to a B3 zoning district. This item will be heard at a Special Plan Commission meeting held April 2, 2019 at 5:00 p.m.

Mr. Ballah announced the Special Meeting.

NEW BUSINESS

Item #1 Jeff Austgen; 1210 E. Main St. Preliminary Site Plan Review for the construction of a business park. Mr. Jeff Austgen and Architect; Doug Homeier appeared before the Commission. Mr. Austgen stated the site was formerly the ReadyMix site. The front, back, and rear building tenants will relocate. There will be a 11,600 square foot building, 2-3 900 square foot buildings, and a 6,000 square foot building that will hopefully be a restaurant. The East building will be constructed first and will be rented to a competitive gymnastics club, the back of the building there will be a 3,000 square foot office/shop space rented to McCloud Serv. Mr. Ballah asked if there is 30' between the buildings. Mr. Austgen stated there will be a 30' aisle with parking spaces. Mr. Maglish asked if the development will have an industrial use. Mr. Austgen stated it will not. He is seeking single tenants, and contractors. Mr. Dobosz asked if any of the existing buildings would remain. Mr. Austgen stated the left building will stay. Mr. Ryfa asked if there could be changes to the site after the first building. Mr. Austgen stated that was possible. Mr. Maglish asked what the soil plans are. Mr. Austgen stated it will be hauled out. Mr. Maglish asked what the timeline is. Mr. Austgen stated the first phase will hopefully begin in April or May and finish in October. Financing is in place. Mr. Ballah then questioned the storm water, retention, and detention. Mr. Austgen asked if the drainage narrative was received. Mr. Mikus stated they were received but there are questions on how it will function. Mr. Austgen questioned the engineer's notes on the sidewalk at the north side of Main St. Mr. Ryfa stated the Town filed and application but was denied for funding. Mr. Ryfa mentioned the upcoming Dollar General was required to include a sidewalk. Mr. McDermott stated that was correct. Mr. Ballah asked if the property is all zoned B3. Mr. Austgen stated that was correct. *Mr. Ryfa made a motion* granting Preliminary Site Plan Review to Jeff Austgen; 1210 E. Main St. for the construction of a business park *seconded by Mr. Marker. All favored, motion carried.*

COMMUNICATIONS

None.

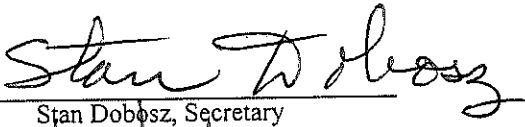
BILLS AND EXPENDITURES

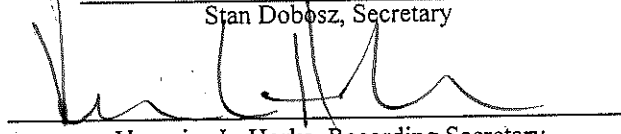
Mr. Maglish made a motion to approve a claim for the meeting held February 18, 2019 in the amount of \$65.00 *seconded by Mr. Marker. All favored, motion carried.*

ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:44 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary