

The March 12, 2014 Plan Commission meeting was called to order at 7:01 p.m. by Larry Ballah with members Dave Maglish, Rick Ryfa, Jennifer Smith and Ken Ruesken. Also present was Attorney; Bob Schwerd, and Building Commissioner; Donche Andonov. Absent was Rob Bubala, Stan Dobosz and Plan Commission Engineer; Pete Kohut.

The minutes from the February 12, 2014 meeting were continued to the April 9, 2014 meeting due to lack of members present from the February meeting.

OLD BUSINESS

None.

NEW BUSINESS

Item #1 Austgen Properties by Jeff Austgen; Site Plan Review for a Change of Use at 1104 E. Main St. Proposed use is a Micro-Brewery. Zoning is B4.

Mr. Jeff Austgen appeared before the Commission. Mr. Austgen stated the business owner's would like to add an outdoor tasting area to the original approval that was previously granted. The outdoor addition will be dependent upon the cost of the buildout. Pipe ballards will be installed for the protection of patrons in the seating area and cars pulling up to park. Mr. Ruesken asked if anyone has spoken with excise yet regarding the outdoor tasting area. Mr. DeYoung, business owner, and his attorney were present at the meeting. Mr. DeYoung stated he is actively working on obtaining that permit. Mr. DeYoung also stated they would like to be open by August 1, 2014. ***Mr. Ryfa made a motion granting Preliminary Site Plan Approval to Austgen Properties by Jeff Austgen for a Change of Use at 1104 E. Main St. seconded by Mr. Ruesken. All favored, motion carried.*** Mr. Austgen asked the Commission to suspend the rules and grant Final Site Plan Approval. Mr. Maglish made a motion to suspend the rules ***seconded by Mr. Ruesken.*** Roll call was then taken. Mr. Ballah; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor, Mrs. Smith; in favor and Mr. Ruesken; in favor. ***All favored, motion carried. Mrs. Smith then made a motion granting Final Site Plan approval for Austgen Properties by Jeff Austgen for a Change of Use at 1104 E. Main St. seconded by Mr. Ryfa. All favored, motion carried.***

Item #2 Krzystof Zarotynski re: 435-503 E. Main Street; Site Plan review for a Change of Use to a retail car lot. Zoning is B4.

Mr. Jeff Austgen appeared before the Commission. Mr. Austgen stated his tenant occupies the last two units of bldg. 3. Mr. Austgen stated Mr. Zarotynski only repairs vehicles to be sold. The vehicles that are for sale will be located outside. Also, there will not be any salvaged and/or damaged vehicles parked outdoors. The maximum amount of vehicles will be 20 at any one given time. ***Mr. Ryfa made a motion granting Preliminary Site Plan Approval to Krzystof Zarotynski for a Change of Use at 435-503 E. Main Street to a retail car lot with the conditions that only used cars can be sold on the lot, there shall be no sale of automotive parts, no junk cars may be outdoors and all work must take place inside. The motion was seconded by Mr. Ruesken. All favored, motion carried.*** Mr. Austgen asked the Commission to suspend the rules and grant Final Site Plan Approval. ***Mr. Ryfa made a motion to suspend the rules seconded by Mr. Ruesken.*** Roll call was then taken. Mr. Ballah; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor, Mrs. Smith; in favor and Mr. Ruesken; in favor. ***All favored, motion carried. Mr. Maglish then made a motion granting Final Site Plan approval for at 435-503 E. Main Street to a retail car lot with the conditions that only used cars can be sold on the lot, there shall be no sale of automotive parts, no junk cars may be outdoors and all work must take place inside. The motion was seconded by Mrs. Smith. All favored, motion carried.***

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Ruesken made a motion to approve a claim for the February 2014 Plan Commission minute preparation in the amount of \$65.00 seconded by Mrs. Smith. 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 7:22pm.

Respectfully Submitted,

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary