

PLANNING BOARD
APRIL 22, 2008
7:00 PM

The regular meeting of the Planning Board was called to order by Chairman Doug Jenco on Tuesday, April 22, 2008 at 7:00 PM. One member Greg Hickey absent.

Also present: Ed Graham, Steve Larsen, Bill Bolker, Jerry Buchenau

Pledge to the Flag was given.

PRESENTATION OF MINUTES

The minutes of the March 25, 2008 meeting were presented. A motion by Floyd Garrett to approve minutes as presented. Seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

SHOPPES OF ELWOOD – FINAL ENGINEERING

Aimee Ingalls – Lincoln-Way was notified of this meeting. We have the final engineering to review tonight. The preliminary engineering has already been approved.

Steve Larsen – project is on Lot 9 and 10. Reviewed the plans for storm water and waste water, worked out all the issues. Drive-thru, asking that the retaining wall and railings be signed off by a structural engineer. Parking, number of stalls exceeds the Village code. Extra parking is for the proposed restaurant. Storm water issue, detention west of site, properly sized. Sanitary sewer OK. Water main will be looped and connected on Mississippi. Number of water services, one water and one sanitary. Mr. Bolker wants two. Not opposed as long as he pays the fees. Single owned building, will always have to be with the number of services.

Aimee Ingalls – staff OK with service and will stay as a single owner.

Steve Larsen – no problems with what he is doing, if he has two services, will get two bills for water.

Stella Weisfus – can he change this later and pay for additional services?

Yes, would be at his expense or the new owner.

Lenny Pulaski – wall for drive-thru, is that still an issue?

Aimee Ingalls – drive-thru was approved at another meeting.

Lenny Pulaski – wall to high, new issue for access.

Mr. Bolker – no wall for drive-thru.

Question should have been on curbing.

Lenny Pulaski – any issues with Fire Department?

Mr. Bolker – widen drive as they requested.

Aimee Ingalls – Fire Department has no problems with plan as presented. Will be sending their comments.

Mr. Bolker – Baxter Woodman has approved.

Aimee Ingalls – Ruettiger Tonelli has two requests, 1) more landscaping on Route 53, 2) did not show outlot up front, may be on engineering plans, not on landscaping plan.

Additional land on Route 53 should be a contingency.

Mr. Bolker – all one lot with two (2) buildings, second building requested by Village Board. Water and sewer will be going to that pad. Pad approved for future building.

Aimee Ingalls – will have to take a look at, as long as it adheres to zoning.

Steve Larsen – will have to come back for plans for the second building.

Aimee Ingalls – no sign proposal, will come at a separate meeting.

Mr. Bolker – hopefully at the next meeting, discussed type of sign, will show examples. Will be able to be seen from both sides.

Aimee Ingalls – will have to get a variance.

Mr. Bolker – variance for back of building.

Aimee Ingalls – will have to see if it goes with sign ordinance.

A motion by Leonard Pulaski to recommend approval to Village Board the site plan and final engineering with conditions of planner and engineer. Seconded by Floyd Garrett. All voted in favor of motion. Motion carried.

OTHER BUSINESS

Aimee Ingalls – a new ordinance was approved reconstituting the Plan Commission, gives you authority, roles and responsibilities, term limits. Mayor wants Chair Person to assign terms. Will get a copy of ordinance for you to review. At the May meeting will all be given the Oath of Office. You have been given a red book regarding open meetings and freedom of information requests, make yourself familiar.

Ed Graham – explained an open meeting violation. Will be an Agenda item for the next meeting with some basic comments for you to follow.

Aimee Ingalls – working with Ruettiger Tonelli on updating the Comprehensive Plan. In May and June will have joint meetings with Village Board and Zoning Board to discuss and make recommendations.

Ed Graham – the Comp Plan is a very critical tool for planning.

A motion by Wes Winkler to adjourn meeting. Seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

Pat Buchenau
Secretary