

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
May 9, 2017

1. The meeting was called to order by Chairman G. Nickerson at 6:30 p.m. in the Board Room of the Village Hall.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, A. Mull and C. Schafer.
Absent: Commissioners N. Treder, M. Schreiber, and M. Radomski.
Village Clerk: R. Bagley
Others Present: Bldg. Inspector S. Johnson, D. Rogers, M. Czubkowski, and M. Hansen.
3. Pledge of Allegiance was recited.
4. Approval of March 7, 2017 Plan Commission meeting minutes.
Motion by A. Mull, seconded by D. Stellpflug, to approve the March 7, 2017 Plan Commission meeting minutes as written. Motion carried.
5. Request by D. Rogers, 215 Corby Drive to exceed the driveway width in the front yard. Zoning Ord. Section 6.4 Driveway Requirements (D).
Don Rogers is requesting to exceed the 24 foot driveway width in the front yard due to repaving the driveway to include an additional parking area along the right side of the garage. The proposed area would extend 12 feet out from the garage. Building Inspector S. Johnson does not have any concerns and proposal meets all other requirements.
Motion by A. Mull, seconded by C. Schaefer, to approve the request to exceed the driveway width in the front yard at 215 Corby Drive, as presented. Motion carried unanimously.
6. Request by M. Czubkowski to construct a 12x20 sq. ft. shed on side lot of corner lot at 410 Morrissey Drive. Zoning Ordinance 7.4 Section A.
M. Czubkowski would like to construct a 12x20 sq. ft. shed on his side lot along Ferris Drive of his corner lot consisting of 1.19 acres. Building Inspector S. Johnson stated the shed meets all of the requirements of the Village Zoning Ordinances and would be located outside of the storm water drainage easement along the back side of the lot. The shed would have shingles and siding similar to the house. The Commissioners suggested adding screening along the Ferris Drive side.
Motion by D. Stellpflug, seconded by C. Schafer, to approve the request from M. Czubkowski to construct a 12x20 sq. ft. shed on his side lot along Ferris Drive upon meeting all of the requirements of the Village Zoning Ordinances Section 7.4 Accessory Use Regulations. Motion carried unanimously.
7. Plan of Operations, Site Plan and Architectural Control, Sign and Outdoor Lighting Plan for Hansen Auto, LLC for proposed car repair facility on vacant parcel located at State Road and N Oakridge Drive, North Prairie. (next to 98 N Oakridge Drive)
Mike Hansen explained that he would like to construct and operate a larger facility for auto repairs, sales and office space. The Commissioners reviewed the proposed Plan of Operations, Site Plan and Architectural Control and the Sign and Outdoor Lighting plan. The hours of operation for the business will be Mon-Fri. 7:30 am until 6:00 pm with

Sat. hours from 7:30 to noon. Personnel may be occupying the building from 5:00 am until 10:00 pm seven days a week. The future address of this location will be 96 N Oakridge Drive. **Motion by A. Mull, seconded by D. Stellpflug, to approve the Plan of Operations for Hansen Auto, LLC as submitted, including the changes to personnel hours from 5:00 am until 10:00 pm daily (Mon-Sun) and the local address indicating 96 N Oakridge Drive. Motion carried unanimously.**

The Sign and Outdoor Lighting Plan was reviewed. Commissioner C. Schafer suggested additional lighting on the east end of the site plan, facing west. The two signs which currently exist on the building at 100 N Oakridge Drive are proposed to be moved to the new building. One will be located on the main building along State Road with the second sign over the entrance/office area.

Motion by A. Mull, seconded by C. Schafer, to approve the Sign and Lighting Plan, as presented, with additional lighting on the east side. Motion carried unanimously.

The Site Plan and Architectural Control Plan were reviewed. The proposed site plan sufficiently meets the minimum of 20% green space to comply with the zoning requirements. The review consisted of the general layout, building location and configuration, building appearance, ingress, egress, parking areas, sign design and landscaping. The proposed building indicates brick/metal around the office portion, and a two-toned gray metal building for the shop area. The Zoning Ordinance requires that a minimum of 50% of a façade facing a street shall be finished with brick or decorative masonry material. M. Hansen mentioned that this is the last vacant lot for building in the Industrial Park and his proposal will blend in with the surrounding businesses. The Commissioners agreed.

Motion by C. Schafer, seconded by D. Stellpflug, to waive the 50% requirement of a façade facing a street shall be finished with brick or decorative masonry material for this proposal and approve the brick/metal combination surrounding the office area and the two-toned gray metal building, upon meeting all Building Inspector, building permit and zoning requirements, and payment of all fees. Motion carried unanimously.

8. Review/update Village Zoning and/or Municipal Code issues regarding:

A. Garages/Accessory Garages/Sheds

The review was tabled until next month.

9. Motion by C. Schafer, seconded by D. Stellpflug, to adjourn at 7:07 p.m. and carried.

Respectfully submitted,
Rhoda Bagley, Clerk