

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 28, 2019**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert and Commissioner Chandler. Also present: Kari Papelbon, Planner, and Doug Seymour, Director of Community Development.

Minutes of the April 23, 2019 meeting

Commissioner Siepert moved to approve the minutes of the April 23, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye, except Alderman Loreck, Mayor Bukiewicz and Commissioner Oldani abstained.

Minutes of the May 14, 2019 meeting

Commissioner Siepert moved to approve the minutes of the May 14, 2019 meeting. Commissioner Hanna seconded. On roll call: all voted aye, except Commissioner Carrillo, Mayor Bukiewicz and Commissioner Chandler abstained.

**PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT
MVAH PARTNERS, LLC
UPDATE PLANNED LAND USE CATEGORY AND MAP FROM “PLANNED INDUSTRIAL” TO
“MIXED RESIDENTIAL”
100 E. RAWSON AVE. AND 7170 S. HOWELL AVE.
TAX KEY NOS. 766-9989-002 AND 766-0010-000**

Mayor Bukiewicz announced that the applicant withdrew this request for a Comprehensive Plan Amendment.

**PUBLIC HEARING
SIGN APPEAL
REQUEST FOR A VARIANCE
KELVIN SCHROEDER JEWELERS
8645 S. HOWELL AVE.
TAX KEY NO. 828-9001-000**

Planner Papelbon read the public hearing notice into the record.

Mayor Bukiewicz made the first call for public comment. Planner Papelbon provided an overview of the request for a variance allowing the applicant to install a 115.77 square-foot wall sign. Mayor Bukiewicz made the second and third call for public comments. Seeing none, the public hearing was declared closed.

**SIGN APPEAL
KELVIN SCHROEDER JEWELERS
8645 S. HOWELL AVE.
828-9001-000**

Kelvin Matthew Schroeder, business owner, 8645 S. Howell Avenue, Oak Creek, WI. Commissioner Chandler asked if the sign was always this same size, and whether they are just adding the image of a diamond to the sign. Mr. Schroeder responded that the 60 square-foot sign did include the logo; however, once they had a prototype made, the letters were very tiny and difficult to read.

Mayor Bukiewicz stated that the sign improves the building somewhat, and the diamond is essential to show off their product and their brand and he is okay with this sign appeal.

Commissioner Siepert moved to approve the sign request by Kelvin Schroeder Jewelers. Alderman Loreck seconded. Planner Papelbon interjected that there is a suggested motion in the staff report, and requested that the motion contain this language.

Commissioner Siepert modified his motion to read that the Plan Commission approves a sign variance allowing the installation of one (1) 115.77 square-foot wall sign for one (1) tenant that occupies both tenant spaces B & C as identified in the Master Sign Plan for the multitenant commercial building at 8645 S. Howell Avenue. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

OFFICIAL MAP AMENDMENT

UTTKE PROPERTIES

819, 819R AND 901 E. DREXEL AVE.

TAX KEY NOS. 815-9024-000, 815-9995-002 AND 815-9025-000

Planner Papelbon provided an overview of the proposal to amend the officially mapped streets in the NE ¼ of Section 16. (See staff report for details).

Commissioner Chandler asked for more information on the impact this will have on neighboring properties. Aaron Cook, Pinnacle Engineering Group, 15850 Bluemound Road, Brookfield, WI, civil engineer and planner that has been working with a realtor and owner to develop a plan, responded that initially there was a street layout that went through one of the existing single-family homes there. Whenever they do a new development that has existing homes in it, it is difficult to determine which homes are going to stay and which of them are going to get demolished or rebuilt. Given that, they came up with a layout that elected to remove one of those houses. After receiving staff comments, they came out with another layout. Now that layout is not as efficient, so whoever develops that is going to have to make some of these decisions about keeping the house or not. They reconfigured the roads in a different pattern to leave that house, and it is more similar to how the original map was.

Commissioner Chandler asked what the process is to contact the owners of property in the affected area. Mr. Cook responded that they are not proposing to eliminate a home at this time, but there is a potential future concept plan that could be affected by a developer in the future.

Director of Community Development Doug Seymour stated that there are more updated graphics that were not available at the time of the meeting. The latest exhibit does remove that Officially-Mapped Street from the existing home. The 2017 Official Map Amendment done by that property owner essentially took off that cross-street so that they could build a house in that location. Staff's concern is undoing what was done in 2017, and that that would have impacts to this property owner. Personally and professionally, Director Seymour is not in favor of the latest exhibit which shows the alignment to the south. Even if the Commission concurs with the recommendation,

there is still some work to be done out there. Director Seymour continued by saying that what was done on the properties involved themselves is fine, but there still needs to be a lot of discussion when it comes to the subdivision and platting stage with respect to the final engineering of any potential subdivision there.

Director Seymour stated that the biggest and most note-worthy change to the Official Map is the roadway to Abendschein Park. The east side of this development shows an Officially-Mapped Street which essentially goes all the way down from Drexel Ave. to Forest Hill Ave., along and entirely within Abendschein Park. As it is configured right now, there is no direct access to this property. In essence for this property to be developed, they would essentially be at the mercy of the City who would have to put in that roadway, or their neighboring property to the west would have to put in what amounts to a pretty extensive amount of roadway for the lot yield that they could get out of it. In any case, the likelihood of the neighborhood developing in accordance with the official map without substantial cooperation and investment from the City, and adjacent property owners is pretty unlikely.

So the likelihood and desirability of maintaining a public roadway connection through Abendschein Park, that runs from Drexel Ave. to Forest Hill Ave., would involve some discussion. What happens on the subject properties themselves works, but there is not the clarity that is needed for the impacts to the property to the south that staff is able to recommend approval at this point in time.

Commissioner Siefert asked if there is some cooperation between the development and the City to improve that road and extend it, or is the City sitting back and waiting to see what happens. Director Seymour responded that the City has not programmed the design and construction of that roadway. If it were done, it would be very costly and the prospect of recovering a good portion of that would be uncertain given the fact that it is entirely on the Abendschein Park property. The cost would be approximately \$800,000 for the roadway. It is a complex challenge to serve this property. Director Seymour added that this property is shown as one of the priority single-family development sites in the City's Strategic Plan. Staff and Common Council, by virtue of their review of that plan, certainly acknowledges that this makes sense for development for a single-family subdivision. The logistics are certainly more complex given the fact that it is not served by an Officially-Mapped Street that they can control. This would serve the purpose of providing a roadway connection ultimately between Drexel Ave. and Forest Hill Ave., albeit not in the most direct route or in the design that was previously suggested, for that would have been a neighborhood collector street. This would be more like subdivision streets and ultimately would make its way south.

Commissioner Sullivan pointed out that there have been improvements in Abendschein Park in the last two years such as the path that now encompasses the entire park, and the active disc golf course. These recent improvements would be impacted if the City decides to move forward with the park entrance improvements. One of Engineering staff's concerns is introducing an additional entrance onto Drexel Ave. as there already is a heavy traffic load there.

Alderman Guzikowski stated that from a Parks Commission representative standpoint, he feels the Parks Commission would have some concerns with what is being proposed here.

Director Seymour stated that he is comfortable with what is being proposed on the Uttke properties itself, but not as much with the impacts on the properties to the south.

Mayor Bukiewicz asked how wetlands play into this. Director Seymour stated that wetlands play

a large part in the eventual cost of any roadway and crossing of those wetlands. At this point in time, there needs to be an awareness of those, be it on the Uttke property or the City property. That will play a large part in the cost of any roadway or any crossing of those wetlands. Without a delineation on the City property, he could not speak to how it impacts the cost of the road, other than it seems to suggest that the presence of wetlands means fill permits and crossing permits, and again calls into question the desirability of having that officially mapped roadway in that location.

Mayor Bukiewicz stated that in the southern point, they connect up to the subdivision west. Director Seymour stated that ultimately, it would be their decision to develop. He suggested that it shouldn't change given the fact that that roadway was eliminated less than a year and a half ago.

Director Seymour stated that this is complicated in the sense that this is very fresh information. He would like to give the engineer an opportunity to look at an alternative, which does not impact that future building site on that property. The original intent of the original map submittal was to eliminate that road to allow for a home. From that standpoint, if there is an opportunity to maintain that connectivity without impacting that future home site, that would be the win/win for the City and neighboring property owners.

Commissioner Sullivan stated his concern over any more access points to Abendschein Park, given the number of accidents that have occurred on that stretch of Drexel Avenue.

Mayor Bukiewicz called for a motion.

Jason Strmzek, 926 E. Forest Hill Ave., Oak Creek:

"So the money that's already been spent on the surveying to get that house that we are talking about building back there, I mean, if you guys decide to go with this, what happens to everything that's already been put toward, I mean, what happens if he starts building right now? You know, because nothing's been put in motion yet, but..."

Mayor Bukiewicz stated that nothing has been put in motion and he doesn't see it going that far. Alderman Guzikowski stated that he could not support that either. Director Seymour stated that the City is not prepared to move on something that shows that impact with keeping that roadway in its current location knowing full well that less than a year and a half ago, the Council approved an Official Map amendment for that very purpose. In reliance upon that Official Map amendment, Mr. Strmzek certainly has moved forward with the plans for a home on that property. Even if there is a way to avoid that, the City is certainly going to take a look at that.

Mayor Bukiewicz stated that those are his feeling on the matter.

Mr. Strmsek:

"Okay, but I mean, continuing to move on with his project. Is he allowed or is this on hold?"

Mayor Bukiewicz responded that the applicant can come back to City staff and look at possible solutions, but would eventually have to come back before the Plan Commission for this process.

Mayir Yang, 850 E. Drexel Ave:

"I'm a little bit concerned because my house will be directly across one of the roads that are being proposed. Since Drexel become an interstate, you know, exit, there has been a lot of accidents around the house. And so I'm just really concerned about, what are the safeguard protocols that would in place if this was to be moved forward, especially with my house being directly across from the road. I am concerned because the accident has increased recently and a couple of months ago there was, thank God for the tree in front of my house, because if not for the tree, the car would have gone through my house."

Commissioner Sullivan stated that there are a number of safety measures that can be put in. It is uncertain at this time exactly what is going to be done there. They will take into consideration the number of accidents and volume of traffic traveling on Drexel and what might be produced from the subdivision. Then they can look at different measures and their safety factors and try to improve that intersection in that area to make it as safe as possible.

Mr. Yang:

"I guess the only thing that I had was is of that proposed connection to this new subdivision directly impacts myself and my neighbors. I guess we weren't really notified or give a heads up as to the directly impact that street would have on us, so I just felt that coming here we finally knew what the plans were and we would saw that hey, that street is going to affect ours because it is directly right in line for our house. I just felt that that was not communicated to me or to our property and our neighbors at 840 E. Drexel."

Director Seymour asked them if they received a notice for this meeting. Mr. and Mrs. Yang confirmed they did.

Mr. Yang:

"I would say for the future, any roadway that would directly impact future houses, I would say reach out to them and give them a head's up, and say, hey, instead of a last week got a notice to come here. If we didn't look at the plans, we weren't given notice that hey, that street will affect us."

Mayor Bukiewicz stated that when public notices are sent out, the City uses the City ordinance and the notices go out to affected properties within 300 feet of the proposal, unless the Alderman of the District requests that notification go out a little further. Director Seymour stated that the Plan Commission is the first step in the process. The Common Council will be holding a public hearing at which they will be getting another notice in the mail, which would be 10 days prior to the hearing.

Alderman Guzikowski moved that the Plan Commission place on hold the Official Map amendment for a portion of the Northeast 1/4 of Section 16 to be amended after a public hearing, provided that the proposal is revised to eliminate conflicts with existing and planned homes on adjacent properties. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY USE
TREE-RIPE CITRUS COMPANY
501 W. RAWSON AVENUE
TAX KEY NO. 765-9046-000**

Planner Papelbon provided an overview of the request for a temporary use permit for the sale of

produce from a commercial vehicle within a portion of the parking lot at 501 W. Rawson Ave. (See staff report for details).

Planner Papelbon stated that there is already some outdoor storage on this property. It is not permitted and it needs to be removed. This is in the proposed location of or at least in the vicinity of the proposal that is on the next agenda item. Since this is on the exact same property, staff wanted this drawn to the Plan Commission's attention.

Planner Papelbon clarified that the packet for this item was slightly incomplete. The suggested motion should the Plan Commission choose to approve this is:

The Plan Commission approves the temporary use permit for outdoor produce sales from one commercial vehicle within the Farm and Fleet parking lot at 501 W. Rawson Avenue on June 15, July 13 and August 2, 2019 between the hours of 8 a.m. and 12 p.m.

Tiernan Paine, 636 N. 99th St., Wauwatosa, WI stated that this will provide a unique service to the residents of Oak Creek. They have hundreds of customers in Oak Creek and the surrounding area that have been purchasing from them for many, many years. They are requesting sales for 4½ hours on specific dates. These are products that people would most likely purchase anyways and it makes it convenient for them. All in all, it is a positive for everyone, for the residents, for his business and attracts business for Farm and Fleet.

Commissioner Siefert stated his opposition to selling merchandise out of a truck in a parking lot because of the image it gives the City.

Commissioner Oldani stated he does not have a problem with it.

Alderman Guzikowski stated he supports this use.

Mayor Bukiewicz stated he would like to see the dates of sale incorporated in Oak Creek's Farmer's market dates in the future.

Alderman Loreck moved that the Plan Commission approves the temporary use permit for outdoor produce sales from one commercial vehicle within the Farm and Fleet parking lot at 501 W. Rawson Avenue on June 15, July 13 and August 2, 2019 between the hours of 8 a.m. and 12 p.m. Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Siefert, who voted no. Motion carried.

**TEMPORARY USE
FARM AND FLEET
501 W. RAWSON AVENUE
TAX KEY NO. 765-9046-000**

Planner Papelbon provided an overview of the request for a temporary use permit for the outdoor display of retail merchandise (trailers) within a portion of the parking lot at 501 W. Rawson Ave. (See staff report for details).

Planner Papelbon stated that the only authorized outdoor storage would be trailers during the specified times and only at the specified location.

Alderman Loreck moved that the Plan Commission approves the Temporary Use permit for outdoor display of trailers within the parking lot at 501 W. Rawson Avenue, with the following conditions:

1. That a maximum of twelve (12) trailers are on display at any time.
2. That all trailers for sale are located within the west parking lot in designated stalls along 6th Street as identified in the submitted site plan.
3. That no additional signage is allowed for the temporary display of trailers.
4. That the temporary use permit shall expire on October 1, 2019.
5. That all unpermitted outdoor storage and display of merchandise is removed prior to siting trailers outside.

Alderman Guzikowski seconded.

Jeremy Hiners, 501 W. Rawson Ave. asked about signage with pricing information for the trailers. Planner Papelbon will work with the applicant on this issue.

On roll call: all voted aye. Motion carried.

**PLAN REVIEW
SIKH TEMPLE OF WISCONSIN
7512 S. HOWELL AVENUE
TAX KEY NO. 781-9033-000**

Planner Papelbon provided an overview of the request for a site plan review for a proposed parking lot expansion.

Commissioner Siefert asked about the status of the stormwater runoff in the parking lot. Commissioner Sullivan responded that it is being handled in a swale that runs to the east to the new pond. The existing parking lot is being handled the same way. The only Engineering staff question was why the existing pond wasn't expanded and utilized.

Commissioner Chandler asked for more information on the recreational play area. Dr. Dhaliwal Chair of the Board of Trustees, responded that they don't have any plans or details. There is only one outside children's playground that is open. In the future, they might be building something and already have a provision in the pond they made so they can make another structure (*inaudible*) about 12,000 square feet in area. They are thinking of building something, similar to a shed that can be converted into a building for parties or an actual building. The possibility exists of an indoor playground for the kids or a sports multipurpose building. Once this project is done, they will have a discussion about the next one and more specific information will be available.

Commissioner Chandler asked about the lighting concerns mentioned in the staff report. Dr. Dhaliwal stated that the electrician did talk to the people here and he has the details as to how strong the lighting fixtures should be and so on. The lighting will be installed according to City regulations.

Mayor Bukiewicz asked about the potential for one entrance/exit off of Howell Avenue. Director Seymour responded that Howell Avenue (STH 38) is under the jurisdiction of the State.

Mayor Bukiewicz encouraged the applicant to work with the City's electrical inspector and make sure the LED lights in the parking lot are cut off where appropriate.

Commissioner Siefert moved that the Plan Commission approves the site plans submitted by the Sikh Temple of Wisconsin for the property at 7512 S. Howell Avenue with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a detailed landscape plan is submitted for review and approval by the Director of Community Development prior to submission of permit applications.
3. That a detailed lighting plan is submitted for review and approval by the Electrical Inspector prior to submission of permit applications.
4. That all revised plans (site, building, landscaping, east elevation, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW
MRT INVESTMENTS, LLC
100 W. RAWSON AVE.
TAX KEY NO. 734-9027-000

Planner Papelbon provided an overview of the request for a site and building plan review for a proposed pay pavilion adjacent to the existing car wash facility. (See staff report for details.)

Commissioner Chandler asked for more information on the pay pavilion. Milo Thomas, MRT Investments, currently the car wash manager, stated someone sits in the back of the building where there is a little sitting space for him. The applicant thought it would be a good idea to move him to the front so he would be more available to customers. They will take down the current point of sales and incorporate them into the structure. Commissioner Chandler asked if this structure replaces the pay station. Mr. Thomas responded yes, they will be reincorporating that pay station so they will be able take payment with no one is in attendance. This will be a free-standing structure next to the building and not part of the building.

Mayor Bukiewicz asked about matching the existing building materials. Dan Beyer, 225 E. St. Paul, Milwaukee stated that they can match the split face on the base of the building. The dusty rose pinkish brick above the base they are a little bit more concerned about. We know that they were manufactured by a company Bend Industries, which is no longer around. The pay pavilion is separated from the building so the two types of bricks are never up against each other, but they are proposing a cementitious brick that will best match the existing building.

Commissioner Oldani mentioned the existing light pole between the two pay stations. He asked if there was going to be lighting replacing that on the building. Mr. Beyer stated they would replace it either by mounting on the building or (*inaudible*).

Alderman Loreck moved that the Plan Commission approves the site plans submitted by Milo Thomas, MRT Investments, LLC, for the property at 100 W. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a detailed landscape plan is submitted for review and approval by the Director of Community Development prior to submission of permit applications.

3. That the pay pavilion is constructed with CMU and brick (min. 4-inch dimension as required by Code) to match the existing building.
4. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**AFFIDAVIT OF CORRECTION
WISPARK LLC
280 W. OAKVIEW PARKWAY
TAX KEY NO. TBD**

Planner Papelbon provided an overview of the need for the affidavit of correction. (See staff report for details.)

Seeing as there were no questions or comments, Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approves the Affidavit of Correction submitted by Erica-Nicole Harris, Wispark LLC, removing a reference to a an undisturbed 20-foot buffer on Lot 1 of CSM 9131 located at 280 W. Oakview Parkway. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW
STANTON OPTICAL
120 W. TOWN SQUARE WAY
TAX KEY NO. 813-9045-000**

Planner Papelbon provided an overview of the proposed signage. (See staff report for details.)

Alderman Loreck asked if the proposed door on the south side of the building has been removed. Gary Strohm, N515 Blackhawk Drive, Milton, WI stated that it has not been removed; however, it is non-operable right now.

Mr. Strohm stated that the Commission had concerns about the interior signage. As of right now, the banners sit 2 feet inside the glass, so if the Commission wants that removed, then the owner will make the door operable so that a wall sign can be placed on the south side of the building. There already is a landing and everything is to Code there.

Alderman Loreck asked if the interior banner is removed and the door is used, would a sign be allowed on the south side of the building. Planner Papelbon responded that if it was an entry façade that was included as an entry accessible to the public, then it would be allowed. Planner Papelbon added that the original plan for the building did show an entry that would be accessible on this elevation; however, the current plans do not reflect that.

Planner Papelbon added that if staff does receive a plan and that door is made operable and made available to the public, then the sign could come back.

Commissioner Chandler asked why the door on the south side is not operable. Mr. Strohm responded that the banners inside more or less deleted the door access. Commissioner Chandler asked what the purpose was of the banner. Mr. Strohm responded that that is their image inside.

Director Seymour spoke with a representative of Stanton Optical and this is their prototype sign package. Mr. Seymour explained the uniqueness of the product at Drexel Town Square and the fact that by virtue of them deciding to locate within Drexel Town Square, that they would be held to the spirit of that sign ordinance and suggested that those signs be eliminated. Although the banners are set back 2 feet, they are not technically window signs, but clearly it is with the intent to draw attention from the outside of the store and is creating a barrier from the windows to the interior of the store.

Director Seymour spoke of his concerns of the required clear glazing on the east elevation. Mr. Strohm stated that the approved plans upon the buildout showed two exam rooms. The view from Howell Avenue is a white drywall wall. That was approved upon permitting of the building. Director Seymour stated that that was not approved by the Plan Commission. Mr. Strohm suggested painting the wall black so that from Howell Avenue, it appears to be glass. Director Seymour stated he is not prepared to accept that solution without seeing that in design, but asked that the design architects come up with a better solution than painting the wall black.

Commissioner Chandler asked why there is a wall in the window. Mr. Strohm responded that there are two exam rooms there and the wall is needed for privacy.

Planner Papelbon referenced the Forward Dental proposal that came before the Plan Commission. What was suggested to Forward Dental at that time (because they were proposing their chairs facing the windows) was to install blinds. The effect is that there is clear glazing as required by the PUD, and yet allows for the required privacy for HIPPA and for the patient's comfort. It also allows them to raise and lower the blinds as necessary for interior light. Anytime any of the windows in Drexel Town Square are blocked or anytime those windows are proposed to have any kind of change other than a sign that meets the sign code, applicants have been required to go before architectural review before the Plan Commission. Mr. Strohm stated he would suggest to the owner that the walls have to come down and they should instead install blinds.

Director Seymour stated that the proposed wall signage is fine; however, there needs to be an acknowledgement that there will be some action that is necessary on the part of the tenant to comply with the approved architectural plan and they would expect that soon.

Mr. Strohm asked if he would have to come back for adding a sign on the south elevation. Planner Papelbon stated that what staff would propose if the Plan Commission is satisfied with that sign, and all three signs are the exact same size, is a condition that the approval is in exchange for that door being operable and open to the public for customers.

Mayor Bukiewicz stated that he does not have a problem with the east and west signs, but suggested cleaning up the banners and all the stuff that goes around it. Clearly in the Drexel Town Square sign criteria, it states that those eye level signs are not allowed. It has to go. If the applicant wants to come back to the Commission to seek approval of the south elevation sign, they can get the door working and accessible to the public, and bring it back again to the City to reconsider.

Mayor Bukiewicz continued by saying that the entire space that they are occupying is covered by the wall, and the exam rooms are not that big. Mayor Bukiewicz stated that they are not going to hold up approval of the east and west signage. However, they have to clear up that banner. It wasn't allowed in the first place, and they should get window treatments for privacy.

Alderman Guzikowski asked if the motion to approve would be for all three signs on the condition that the door be installed. Planner Papelbon clarified that if it is a condition of approval that the sign is only approved/allowed if that door is made operable and open to the public, that could be made a condition.

Planner Papelbon's suggested motion for Condition #3 would be:

That the door on the south elevation shall be made operable and open to the public prior to the installation of a 41.91 SF sign.

Alderman Loreck moved that the Plan Commission approves the sign plans submitted by Stanton Optical for the property at 120 W. Town Square Way with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the 41.91 square-foot wall sign on the west elevation (entry façade) and the 41.91 square-foot wall sign on the east elevation (special condition façade) are approved.
3. That the southern door shall be opened for customer use prior to the installation of a 41.91 square-foot wall sign on the south elevation. If the door is not made operable, no sign is allowed on the south elevation.
4. That all revised plans (site, building, landscaping, east elevation, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.
5. That the banner on the inside of the window on the south elevation shall be removed prior to the submission of permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:45 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

June 11, 2019

Date