

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 25, 2023**

Mayor Bukiewicz called the meeting to order at 6:02 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, City Engineer Matt Sullivan, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Alderman Loreck and Commissioner Kiepczynski were excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

Minutes of the July 11, 2023, meeting

Commissioner Siefert moved to approve the minutes of the July 11, 2023, meeting. Alderman Guzikowski seconded.

On roll call: City Engineer Sullivan abstained; all others voted aye. Motion carried.

PLAN REVIEW

**CATI KINCAID, TEXAS ROADHOUSE
1489 W. BROADWICK PL. & 7727 S. HIGHGATE AVE.
TAX KEY NOS. 784-9033-000 & 784-9035-000**

Senior Planner Papelbon provided an overview of site and related plan review for a proposed expansion of the existing parking lot for the Texas Roadhouse restaurant on the properties at 1489 W. Broadwick Pl. and 7727 S. Highgate Ave. (see staff report for details).

Emily Bernahl, Bernahl Development Services, LLC, 1165 W. Deerpath Rd., Lake Forest, IL 60045, consultant for Texas Roadhouse, stated her attendance was to answer questions.

Commissioner Siefert asked whether the proposed additional parking will be adequate for the restaurants needs, or if there be another proposal for more parking in the future. Ms. Bernahl answered that there will be no more planned additions to the parking lot as the proposed 20 stalls was part of the restaurants original plan.

Commissioner Carrillo stated that the additional parking will be welcomed.

Mayor Bukiewicz stated that the restaurant is doing well, and asked if the Commission had trimmed the original parking lot back. Senior Planner Papelbon explained that the first plans the City had reviewed showed the proposed addition to the parking, but the agreement with the developer/landowner wasn't in place. That was needed to make the proposed addition to the parking lot possible.

Commissioner Oldani moved that the Plan Commission approves the site and related plans submitted by Cati Kincaid, Texas Roadhouse, for the expansion of the parking lot on the properties at 1489 W. Broadwick Pl. and 7727 S. Highgate Ave. with the following conditions:

1. That all relevant Code requirements, conditions of the Planned Unit Development (Highgate), and plans approved by the Plan Commission on February 10, 2022 remain in effect.
2. That the landscape plans are revised to meet PUD and applicable Code requirements.

3. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened per Code.
4. All light sources shall be full cutoff fixtures with the light source fully shielded and directed downward. The color temperature of the fixtures shall conform to PUD requirements.
5. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**CONDITIONAL USE PERMIT
ALAN KIRCHHOFF, 7BBUILDING AND DEVELOPMENT
2440 W. RYAN RD.
TAX KEY NO. 878-9038-001**

Senior Planner Papelbon provided an overview of a request for a Conditional Use Permit for a proposed car wash facility on the property at 2440 W. Ryan Rd. (see staff report for details).

Alderman Guzikowski stated his support for the project, and that he had been contacted by one (1) of his residents opposing this development.

Commissioner Siepert stated his concern surrounding the exit from the car wash as the proposed turn may be too tight for safe traffic flow.

Bon Fitzgerald, Priority Engineering, LLC, 23208 Emerson Way, Land O' Lakes, FL 34639, representing the applicant, stated that the turning radiuses have been designed to the minimum, which is required by their client. But the client is open to looking at options. Mr. Fitzgerald stated that a full stop is intended at both directional changes in this area, making the car wash exit lane and the property access road more like a 2-way intersection.

Commissioner Siepert restated his concern over the turning radius at the exit of the car wash building being located near the entrance and exit to the development.

Commissioner Chandler asked for the details of the stacking plans. Mr. Fitzgerald explained that there will be two (2) pay stations on the west side of the property with two (2) lanes from the north for queuing. The two (2) lanes would narrow to one (1) lane entrance lane into the building.

Commissioner Chandler asked Senior Planner Papelbon to indicate on the screen where the entrance of the car wash building is. Senior Planner Papelbon showed the location and the traffic flow of the site.

Commissioner Chandler asked if the queue will be at the entrance of the site, to which Mr. Fitzgerald answered that the queue would be stopped before the entrance intersection. Cars are not planned to be flowing into Pick 'N' Save's parking lot or to block any patrons from entering the site for vacuuming purposes.

Commissioner Chandler asked if people would be stopped from beginning to queue after 20 cars have been stacked. Mr. Fitzgerald stated that 20 cars is the estimated number of vehicles that

could fit behind the pay stations up to the entrance intersections, restating no intention of having cars overflowing onto other properties.

Commissioner Chandler asked for a plan if more than 20 vehicles want to use the site, to which Mr. Fitzgerald explained the expected 20 -38 customers would be inclusive of vehicles for staff or customers using just the vacuums.

Commissioner Chandler asked if patrons would have to go into the proposed office onsite, to which Mr. Fitzgerald answered in the negative. The office will be for employees only, although there will be exterior restrooms available to the public.

Commissioner Chandler asked what the impact of this development would have on the retention pond to the east. Mr. Fitzgerald acknowledged the existing stormwater management plan for the pond, and stated that any impacts of the proposed development on the pond will be considered in the process of building the site.

Mayor Bukiewicz suggested staff's concerns about the exit lanes and turn radiuses be taken into consideration.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a car wash on the property at 2440 W. Ryan Rd., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (August 8, 2023).

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

PLAN REVIEW
ELANA FACHIN, DRIVEN BRANDS, INC.
6900 S. 27TH ST.
TAX KEY NO. 737-9025-000

Senior Planner Papelbon provided an overview of the site, building, and related plan review for modifications to the previously-approved building plans for the car wash facility on the property at 6900 S. 27th St. (see staff report for details).

Commissioner Chandler asked why the request to remove to tower facade was made.

A representative of Driven Brands, 440 S. Church St. Suite 700, Charlotte, NC, 28202, responded that the change was due to the Code requirements regarding EIFS, resulting in the decorative tower being too minimal to be built as well as the tower potentially creating a snow drift.

Commissioner Chandler asked if the tower was recommended by the Planning Department, to which Senior Planner Papelbon answered in the negative.

Commissioner Chandler asked if the other requests Planning had made in May, not being met with the current proposal, had been met. Senior Planner Papelbon stated that the plans are still being revised to meet those additional requirements, which is why those requests are conditions of approval at this time. Commissioner Chandler asked if the applicant is open to those changes, to which Senior Planner Papelbon clarified the conditions of approval had been attached to the project in May.

Commissioner Siepert asked what the three (3) northernmost parking stalls indicated at the exit of the wash building will be used for, as they may be a hindrance to vehicles coming out of the building. Senior Planner Papelbon stated that those stalls are intended to be used for vacuuming services.

Commissioner Siepert restated his concern for potential accidents between vehicles exiting the building and the cars using those three (3) stalls. The representative stated a willingness to reexamine the parking layout, if needed.

Mayor Bukiewicz stated his appreciation for seeing the trash enclosures and vacuum equipment enclosed, and commented that the exit of the wash building and parking stalls are already existing.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Elana Fachin, Driven Brands, Inc, with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That photometric and lighting plans are provided for review and approval by the Department of Community Development and Electrical Inspector prior to submission of permit applications. Lighting plans shall include all existing and proposed lighting for the site, building, and kiosks. Canopy lights shall be limited to 25 footcandles, fully non-surface-mounted or recessed fixtures in conformance with Sec. 17.0509(b)(1)(j). Lighting plans shall also include color temperature and cut sheets for fixtures.
3. That landscape plans are updated to incorporate Code requirements.
4. That all required building, electrical, and sign permits are obtained for the structures and menu boards.
5. That all final plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building 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 6:37 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

8-8-23

Date