

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 9, 2011

Mayor Bolender called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Commissioner Bukiewicz, Mayor Bolender, Commissioner Michalski and Commissioner Chandler. Commissioners Correll and Nowak were excused. Also present were Jeff Fortin Planner, and Lieutenant Steve Jendusa.

Significant Common Council Actions

There were no additional comments or concerns from the Commission.

Commissioner Michalski moved to approve the minutes of the July 26, 2011 regular Plan Commission meeting. Commissioner Chandler seconds. Roll call, all voted aye. The minutes were approved as submitted.

Plan Review – Noodles & Company
8551 S. Howell Avenue
Tax Key No.: 828-9009

Mr. Fortin explained the applicant was requesting approval of a 2,500 square foot retail building that will be leased to Noodles & Company. The building will be part of the Oak Creek Centre development and will be constructed within the existing parking lot, close to S. Howell Avenue.

The building will be finished with brick, glass, and EIFS as an accent material. Staff recommended and the applicant agreed to finish the bottom portion of the south elevation with brick to match the north and east elevations. They have also agreed to shift everything north about three feet to avoid the easement.

Commissioner Chandler questioned where exactly this proposal was located. Mr. Fortin explained it would be located just north of the old Blockbuster Video building.

Commissioner Bukiewicz questioned if the transformer and electrical service on the south side would be screened with landscaping or some other type of screening. Mr. Robert Merkel Key Engineering stated it would be screened with landscaping. They would be screening the transformer, roof ladder and utilities with some of the existing trees and additional landscaping.

Commissioner Dickmann questioned if the entrance/exits using just one drive was adequate for the facility. Mr. Merkel explained they have the south entrance only for the dumpsters and employees. They have only one entrance to the site

on the north and they have addressed cars turning in and out on the east end with a bump out. Lieutenant Jendusa stated they have met all Fire Department requirements with the plans they have submitted.

Commissioner Dickmann questioned the HVAC equipment location and screening. Mr. Merkel confirmed it would be located on the roof and would be screened.

Commissioner Johnston questioned what they would be left with on the terrace area by pushing the curb line north. Mr. Merkel stated they would have about ten feet. Commissioner Johnston questioned if they would be interested in adding landscaping to that area. Mr. Merkel stated they could add some if the City was interested in landscaping in that area. Mayor Bolender stated that would be handled by the City Forester.

Commissioner Bukiewicz moved that the Plan Commission approve the site, building and landscaping plans for a retail building for Noodles & Company located at 8551 S. Howell Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. That the final site grading and drainage plans are reviewed and approved by the Engineering Department prior to the issuance of building permits.
3. That the final site utility plans are approved by the Water & Sewer Utility prior to the issuance of building permits.
4. The final landscaping plans shall be approved by the City Forester and Department of Community Development prior to the issuance of building permits.
5. That the final site lighting plans is approved by the Electrical Inspector prior to the issuance of building permits.
6. That signs are not part of this approval.

Commissioner Dickmann seconds. Roll call, all voted aye. The motion to approve carries.

Commissioner Carrillo moved to adjourn. Commissioner Michalski seconds. Roll call, all voted aye. The meeting was adjourned at 7:11 p.m.