

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 22, 2011

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

Commissioner Dickmann moved to approve the minutes of the November 8, 2011 regular Plan Commission meeting. Commissioner Correll seconds. Roll call, all voted aye. The minutes were approved as submitted.

Significant Common Council Actions

There were no significant Common Council actions to report.

Sign Appeal Hearing – Noodles and Company
8609 S. Howell Avenue
Tax Key No.: 828-9009

Mr. Fortin explained the applicant was requesting a variance from Oak Creek Municipal Code. The variance pertains to Section 17.0706(i)(1), which states that single and two tenant office, retail, or manufacturing buildings shall be permitted one wall sign per tenant per street frontage. The applicant is proposing three wall signs on the north, east, and west elevations. In addition, the applicant is requesting five canopy signs on the east and north elevations. If a variance is granted, the variance would allow Noodles & Company to display seven additional wall signs, which would be located on the north, east, and west elevations.

Mayor Bolender opened the public hearing and called three times for any comments or concerns from the public. Hearing none he closed the public hearing.

Sign Appeal – Noodles and Company
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Commissioner Bukiewicz commented he agreed that Blockbuster blocks Noodles heading north on Howell and on the west they are trying to catch the exposure on Puetz and probably capture any traffic within the parking lot. He questioned what the company does typically as a national chain for signage. Mr. Darian Beachy stated they always want a sign over their entrance and usually go with the disk shape and a second sign to have visibility to the street. Commissioner Bukiewicz questioned if there would be a monument sign. Mr. Beachy stated there would not be a monument sign.

Commissioner Dickmann questioned if they would be added to the pole sign for the strip mall. Mr. Beachy stated they would not be on the pole sign because it is full at this time. Commissioner Dickmann questioned if they were proposing window signs. Mr. Beachy stated they have eliminated the window signs. Commissioner Dickmann also questioned if they would be having outside dining at this location. Mr. Beachy explained it was his understanding they would have outside dining. Commissioner Dickmann pointed out they would have additional advertising on the umbrellas if they had the outside dining. Mr. Beachy stated it is typical to put the graphic on the umbrellas but they could eliminate them if necessary.

Commissioner Chandler questioned the location of the canopy signs. Mr. Beachy explained they would be on the awnings for all of the windows. Mr. Fortin explained the Code counts the canopy signs as wall signs which in this case are really just text on the bottom of the canopy.

Commissioner Correll commented they needed to have wording that eliminates the awning from changing to a large Noodles sign and if they allow the canopies there should be a stipulation the logo umbrellas are not allowed. It should also be stipulated if they choose to allow the additional building signs they should not be allowed to have an additional sign on the pole if it should come available in the future.

Commissioner Chandler questioned if it was customary to have text on all of the canopies or could they have it on every other canopy. Mr. Beachy commented it was customary to have text on each one but the client is open to making modifications to the text as necessary.

Commissioner Correll commented with the text being as minute as it was it would look better being on all of the canopies versus every other one.

Commissioner Bukiewicz moved that the Plan Commission adopt the sign variance requested by Noodles and Company that would allow for a total of three wall signs on the north, south and east elevations and five canopies with script text on the bottom for Noodles and Company located at 8609 S. Howell Avenue with the following conditions:

1. No additional illuminated signs in the windows.
2. No additional signage would be allowed on the pole sign for the Oak Creek Centre.
3. No additional logos would be allowed on the patio umbrellas.

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

Commissioner Carrillo moves to adjourn. Commissioner Nowak seconds. Roll call, all voted aye. The meeting was adjourned at 7:14p.m.