

The meeting was called to order at 6:30 p.m. by Chair R. Ruesch.

- 1.0 Roll Call** – Present: Chair R. Ruesch; Commissioners T. Accetta, W. Banach, A. Fritz, S. Hale, M. Stahl and C. Stipe; Village Administrator M. Weber. Audience (1).
- 2.0 Minutes** – Motion (Stahl, Stipe) to approve the November 16, December 2 and 21 2015 minutes, unanimously approved.
- 3.0 Conditional Use – Amendment to Allow Vehicle Sales Pillar’s Auto Repair: 11510 W. Janesville Rd** - The Plan Commission heard the matter on Dec. 21, 2015. Action was deferred to 2016, to allow time for the owner to comply with the original landscaping plan (i.e. replace dead bushes). The owner re-planted bushes in December, when weather was unusually warm. The owner now requests car sales. Mr. Weber noted there has also been encroachment of the gravel parking lot and vehicles into the required 25 foot buffer on the west side of the property. Mr. Banach indicated the gravel parking lot needs better delineation to preserve the buffer area. The re-planted bushes should also be maintained to avoid another replacement. Mr. Ruesch questioned when the gravel lot would be surfaced. Mr. Pillar indicated intent to seal the lot in 2016 when weather warms. Mr. Hale thought the new plantings and property in general look well maintained. Mr. Banach questioned how many vehicles would be displayed for sales. Mr. Pillar indicated one to three vehicles at a time.

Motion (Stahl, Banach) approve the conditional use permit amendment for vehicle sales, as submitted, subject to:

- 1) Improved delineation of the rear parking lot and 25 foot landscape buffer along the west side of the property, when the season permits.
- 2) Landscape plan plantings are to be maintained.
- 3) On-site advertising of vehicle sales limited to WisDOT required rear window stickers. Additional signs, banners and flags are prohibited.
- 4) Plan Commission review of the conditional use permit in six (6) months to determine whether restrictions are needed on the number of vehicles displayed at one time, progress on the delineation of the rear parking lot and westerly landscape buffer, and the status of paving plans for the gravel lot.

- 4.0 Building Sign-Sola Salons & Master Sign Plan: 5319 S. 108th St** – Mr. Weber noted the shopping center has a 2008 Master Sign Plan, which requires Plan Commission review of signs. The Plan requires uniform white-colored channel letters, but the center’s owner MLG is in the process of preparing Master Sign Plan amendments to allow color variation. The Sola Salons sign includes channel letters with screening that will make the letters appear black during the day and white when illuminated. The logo will be black with white illuminated script/design. It was noted that the elevation drawing does not depict the changes approved by the Commission on Nov. 16, 2015, so the exact alignment of the signs might need to change.

Motion (Banach, Stahl) to approve the sign package as submitted, subject to resubmitting the elevations to staff for approval. Motion unanimously approved.

**5.0 Staffing/Procedures/Site** – None.

**6.0 Adjournment** – Meeting adjourned at 6:55pm (Stipe, Fritz), unanimously approved.

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Michael F. Weber, Village Administrator