

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

- 1.0 **Roll Call** – Present: Chair R. Ruesch; Commissioners W. Banach, A. Fritz, S. Hale and C. Stipe (T. Accetta and M. Stahl excused); Administrator/Planner M. Weber. Audience (3).
- 2.0 **Minutes** – May 18, 2015 minutes unanimously approved (Fritz, Banach).
- 3.0 **Site Plan Amendment – Salon Addition – Originals – 6122 S 108th Street** - Architect Bryan Tom, contractor John Nehmey, and owner Melanie Zarth described the proposed addition and expanded parking due to the her growing business.

Mr. Banach questioned the “non accessible” shower on the second floor, which might be inconsistent with state building codes. Mr. Tom stated that they could potentially use the tanning area for a shower on the first floor. Mr. Banach suggested the east façade facing the residences to east be more detailed. Mr. Hale felt a landscaping screen might be an alternative. Mr. Tom indicated landscaping was planned and there is an existing fence on the residential lot. Mr. Fritz questioned the garage parking spaces and how they would count toward the parking requirements. Mr. Tom stated that the garage would most likely be used for the employees and then the spaces in front of the garage would be available for clients. Mr. Weber confirmed this meets the parking requirements. He indicated that screening for the parking would need to be provided in a landscaping plan. Mr. Weber talked about the current angle parking and what purpose the deck serves. Ms. Zarth stated that she may have to shorten the deck and make adjustments to accommodate the parking requirements.

Motion (Banach, Hale) to direct petitioner to re-submit plans for the August 17 meeting including photo metrics, Village Engineer to review elevation/grading plan, Fire department review, east elevation changes, address the second floor shower accessibility question, and landscape plan. Mr. Weber questioned if the delay will affect the construction during the winter months. Mr. Nemej stated this will not be an issue. Motion unanimously approved.

- 4.0 **Staffing/Procedures/Site Plan Review- Fire Station Sign (10000 W Forest Home Avenue) & Hartson Funeral Home Elevations (11111 W Janesville Road)** – Mr. Weber updated the Commission on the Fire Station monument sign final color, and indicated Hartson’s decided to complete their construction according to the original plans submitted and approved by the Commission on April 20, 2015.
- 5.0 **Potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100** - Mr. Weber indicated the Village is working with Outlook Development Group on a possible redevelopment of the former Kmart site, which would require creation of a tax incremental finance district (TIF). He reviewed the Plan Commission role in the TIF creation process, including a planned public hearing at the August 17 meeting. The Commission entered closed session (Banach, Fritz) pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon and to consider the negotiation of potential property acquisition/relocation costs and developer proposal(s), with regard to potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100, and to re-enter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Motion unanimously approved on a roll-call vote.

Motion (Banach, Stipe) to enter open session. Motion unanimously approved on a roll-call vote.

6.0 Adjournment- Meeting adjourned at 7:40 p.m. (Fritz, Stipe).

Michael F. Weber, Village Administrator