

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, and M. Stahl (absent & excused C. Stipe); Village Administrator M. Weber. Audience (16).
- 2.0 **Minutes** – Motion (Stahl, Fritz) to approve September 21, 2015 & October 19, 2015 with correction, unanimously approved.
- 3.0 **Conditional Use Permit – Grocery Store-Gasoline Pumps - Sendik’s – 5101 S. 108th Street -** Present Max Rasansky (CBRE), Mark Birmingham (Sendik’s) and David Cleary (RA Smith) presented plans to build a 15,000 square foot Fresh2GO grocery store with existing gas pumps. The Fresh2GO concept is geared toward families who are on the go. Mr. Accetta questioned whether the gas would be branded or non-branded. Mr. Birmingham stated both options were being considered. Mr. Banach asked what the store hours would be. Mr. Birmingham stated the store hours would be 6am-9pm, but one could pay at the pump 24 hours.

Katherine Behr (11891 Woodland Circle) stated her concerns about traffic congestion. Mr. Cleary explained the traffic flow, noting ample parking (over 70 spaces).

Tim White (5149 S 108th Street) has drainage concerns along with questions regarding the fencing and berm. Mr. Cleary explained that the Village and MMSD standards require any increased run-off be zero balanced. In-ground storage is planned. The landscaping plan includes green space, vegetation and a fence.

Mr. Weber explained that plans submitted are generally recommended for approval by staff, but they are still working on a few items such as the outdoor displays. Mr. Weber also discussed Village Engineer Michael Martin’s Nov. 16th, 2015 site memo. The 6-8% slope at the Edgerton Avenue driveway is a concern. Grading alternatives are requested. The sign proposal exceeds the current code, which would require a re-submittal for a future meeting. The lighting plan originally submitted would need to be amended for the newly designed site plan, along with a more detailed landscaping plan. Mr. Weber suggested an easterly pediment or other architectural feature to provide a better presence on STH 100.

Mr. Banach also expressed concern with site grades, fall protection, and loading area truck movement clearance. Mr. Hale asked about the berm and screening placement. Mr. Cleary explained the landscaping plan.

Motion (Banach, Stahl) to approve the plan in concept. The petitioner could return for final approval with conditions at the next meeting, following progress in addressing the points raised by the Village Engineer, Zoning Administrator and Commission. Motion unanimously approved

- 4.0 **Site Plan Amendment - Façade Change - Hales Corners Shopping Plaza-Sola Salons Studios – 5319 A-B S. 108th Street -** Brian Schwartz and David Wiluth of Innovative Construction Solutions explained their proposal. Mr. Banach confirmed that the colors and materials would match the existing center’s design.

Motion (Banach, Stahl) to approve the façade alteration, unanimously approved.

- 5.0 Site Plan Amendment – Dumpster Enclosure - Village Green Shopping Center-Confucius House - 5394 S. 108th Street** - Mr. Weber explained the history of the current dumpster location. Nick Wimmer (5300 S 108th Street) explained the move is for sanitary purposes and ease of pickup. Mr. Accetta confirmed the general contractor would be Wimmer Communities. Mr. Banach suggested adding bollard protection if possible.

Motion (Banach, Fritz) to approve the dumpster enclosure, subject to possible bollard additions per staff review/approval, unanimously approved.

- 6.0 Staffing/Procedures/Site** - Mr. Weber is still monitoring the Reed decision on sign regulations. Mr. Ruesch expressed thanks to the members for their work and time commitment to the Plan Commission.

- 7.0 Adjournment** – Motion (Stahl, Fritz) to adjourn at 7:10 pm, unanimously approved.

Michael F. Weber, Village Administrator