

VILLAGE OF GRAFTON
PLAN COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 23, 2012

The Plan Commission meeting was called to order at 6:00 p.m. by Chair Jim Brunnuquell. The Pledge of Allegiance followed.

Commission members present: Jim Brunnuquell, Al Kletti, Randy Silasiri, Amy Plato, Richard Rieck, Carl Harms, and Mark Paschke

Commission members absent: Randy Silasiri

Staff Present: Director of Planning and Development Michael A. Rambousek and Village Clerk Kelly Popp

HEAR PERSONS REQUESTING TO BE HEARD

None

REVIEW AND RECONSIDERATION OF A PROPOSED SITE PLAN FOR BUILDING ADDITION LOCATED AT 1420 CHEYENNE AVENUE, OWNER KANNENBERG, LLC.

Director Rambousek stated that the plan provided shows a concrete curb and gutter detail to be installed near new parking areas. The applicant has instead installed asphalt rolling curb. In order for the applicant to get an exception to this standard, they would need a waiver from the Plan Commission with a super majority vote.

Dennis and Michelle Polum were present representing Ram Tool, Inc. of 1420 Cheyenne Avenue, Grafton, Wisconsin.

Mr. Dennis Polum commented that they went with an asphalt curb designed for the purpose of snow removal. They have so much snow in the parking lot in the winter and the intentions were to push the snow to the East with the curb on the asphalt. This was an alternative plan put in by the contractor.

Commissioner Harms stated he saw the area and stated it looks acceptable, but expressed concern that the agreement was to put in regular curb and gutter and now the plan has changed.

Mr. Polum reiterated that the curbing was put in for the ease of snow removal.

Ms. Michelle Polum stated that she is also an owner of this business. She also stated that at the time when they did the final plans for bidding, this was also presented for water drainage and easement of snow plowing because right now there is no place to go with the snow without this curb.

Commissioner Harms stated that this is the standard and he understands their position, but the Plan Commission should not set a precedence.

Commissioner Rieck stated that he would have preferred it if they had asked for this in the beginning with the original plan approval process or an amendment.

Commissioner Paschke asked what the height is of the curbing.

Mr. Polum responded by saying that the curb was 4 inches high.

Planning Director Rambousek stated there is an area that could be a potential problem with drainage at the south

Commissioner Paschke stated he agrees with Commissioner Rieck that if it had been brought to the Plan Commission right away, this request would be much easier to approve. Commissioner Paschke stated that right now they are in violation of what was originally agreed upon and approved.

Mr. Polum stated if damage occurred, they would agree to replace the damaged area immediately.

Commissioner Plato stated she has designed several parking lots with curb and gutter in the area pursuant to the Village standards. One reason they install that type specifically is that the edge seems to last longer with less maintenance, whether it is rolled concrete and gutter or a concrete strip. Consistency is important to follow these standards.

Mr. Polum stated that there is a neighbor that does not have curb and gutter and there is not a consistency in the business park.

Director Rambousek stated that some of the earlier sites in the business park were built under the former standards, which was more lenient toward curb and gutter style. He added that these owners have done a very good job at maintaining their property in the business park.

Chair Brunnquell stated that the concern with this situation is that everything was thoroughly vetted by the Plan Commission to ensure compliance. It has been reiterated several times that the businesses have been treated fairly. If the Plan Commission begins to allow deviations, then the next person or business that forward may wonder what exceptions they could get from the Plan Commission after the fact. . The product is what will stand up over time and if they accept this today, then there will not be the same level of consistency that has been created by the Plan Commission. Chair Brunnquell questioned Director Rambousek on whether there is a ground to meet somewhere in the middle.

Planning Director Rambousek stated that there is at least one area that needs to be reinforced for erosion control with rip-rap.

Chair Brunnquell asked Director Rambousek to work with the owners and come to a compromise on this specific area. Commissioner Harms stated a compromise with the Village Planner would be appreciated.

Motion made by Commissioner Kletti, seconded by Commissioner Harms, to approve the revised site plan for the building addition located at 1420 Cheyenne Avenue and owned by Kannenberg, LLC to allow for asphalt curbing and any details to be worked out at staff level with the understanding that the conveyance of storm water on the site will be handled appropriately and all other related ordinances will be adhered to. Motion carried unanimously.

EXTRA TERRITORIAL REVIEW OF GRAFTON DELLS, LTD-622 GREEN BAY ROAD

The Plan Commission reviewed the extra-territorial Town of Grafton, Grafton Dells, LTD, renewal of conditional use permit #99-02 and 07-10, Tax key number, 05-25-09-002.00.

A consensus was made by Plan Commission that there were no concerns with the extra-territorial Town of Grafton, Grafton Dells, LTD, and renewal of conditional use permit.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURN

Motion made by Commissioner Harms, seconded by Commissioner Kletti, to adjourn the Plan Commission meeting at 6:18 p.m. Motion carried unanimously.