

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

APRIL 26, 2016

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

Plan Commissioners present: Village President Jim Brunnuquell, Alan Kletti, Carl Harms, Amy Plato, Randy Silasiri, and Trustee David Liss

Excused Commissioners: Mark Paschke

Officials/Staff present: Director of Planning and Development Jessica Wolff and Administrative Secretary Deborah A Brown

Others present: News Graphic Reporter Melanie Boyung and other citizens of the Community

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Kletti to approve the March 22, 2016 Plan Commission meeting minutes as presented.
Motion carried.

Chair Brunnuquell then asked that agenda item #19 Review and consideration of site plan amendment for the Lumberyard 1505 be moved up if the Commission had no objections. There was consensus to move the item up on the agenda.

Review and consideration of a site plan amendment requested by Shaffer Development LLC located at 1505 Wisconsin Avenue for additional parking

Director of Planning and Development Jessica Wolff reviewed the amended site plan with the changes to the original site plan approved for the Lumberyard 1505 located at 1505 Wisconsin Avenue including adding 15 parking spaces, adding five apartment units, slightly decreasing the square footage, and changing the layout of the phase two apartment building.

Present were Cindy Shaffer of Shaffer Development LLC, 10046 N. Sheridan Drive, Mequon, WI and Mark Helminiak of Mayer/Helminiak Architects to answer questions.

Commission members held a short discussion on the additional parking on the southern end of the project. Commissioner Plato was concerned that new parking space were

located in the stormwater area. Director Wolff indicated that when phase two comes back to the Plan Commission, she and the applicant will look into that location and propose a solution. Mr. Helminiak suggested that the parking or the building could be adjusted to eliminate impacts on the stormwater area. With on further concerns or comments, the Commission moved forward with the motion to approve the amendment.

Motion by Commissioner Plato, seconded by Trustee Liss to approve the site plan amendment by Shaffer Development LLC located at 1505 Wisconsin Avenue for additional parking with the following conditions:

1. All original conditions from June 24, 2015 remain in effect.
2. All building code and other Village and State codes pertaining to occupancy of the building will be met.
3. Revise the parking lot in the southern area of the property to eliminate impacts on stormwater management.

Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None

Statement of Public Notice

The purpose of the public hearing is public review and comment on a request for a conditional use permit by Bentley's Pet Stuff to allow for a pet supply store to be located at Grafton Marketplace on Port Washington Road.

Director Wolff stated that the applicant is requesting a conditional use permit for a 2,000 square foot pet supply store as the third tenant at Grafton Marketplace (Meijer's outlet #3). The business will be open Monday through Friday 10:00 a.m. to 8:00 p.m. She noted that the pet store is now asking that the hours on Saturday and Sunday be changed to 10:00 a.m. to 6:00 p.m. There will be two shifts per day with three or four employees per shift. Two to three deliveries per week via box truck are expected. Bentley's will install a security alarm and they expect to open by September.

Representing Bentley's Pet Stuff was Nathan Wellman of Berengaria Development, 301 N. Broadway, Suite 300, Milwaukee, WI to answer questions.

Chair Brunquell opened the floor to the public for comments or concerns. There were no public comments. Commissioner Harms asked if dog sitting would occur at this location. Director Wolff answered that it is a retail store only. With no other further comments or concern, Chair Brunquell closed the public hearing and went to agenda item #14 for consideration.

Review and consideration of a conditional use permit requested by Bentley's Pet Stuff to allow for a pet supply store to be located at Grafton Marketplace on Port Washington Road

Motion by Commissioner Harms, seconded by Commissioner Kletti to approve the request by Bentley's Pet Stuff to allow for a pet supply store to be located at Grafton Marketplace on Port Washington Road with the following conditions:

1. Hours of operation shall be limited to Monday through Friday 10:00 a.m. to 8:00 p.m. and Saturday and Sunday 10:00 a.m. to 6:00 p.m.
2. Use shall be limited to 2,000 square feet of floor area.
3. Signage to be reviewed and approved by Planning and Development Staff subject to Chapter 20 Signs.
4. All building code and other Village and State codes pertaining to occupancy of the building will be met.

Motion carried.

Statement of Public Notice

The purpose of the public hearing is public review and comment on an amendment to the Zoning Ordinance Table 19.03.0603 Permitted and Conditional Uses in Nonresidential Zoning Districts to remove Auto and Home Supply Stores (SIC #5531) as a conditional use the C-4 Freeway Interstate Business District and M-1 Industrial District.

Director Wolff noted that these types of stores are not consistent with the uses currently existing in the interchange area or in industrial areas. The Village still allows auto parts stores in the C-2 Zoning District (South Commercial District).

Chair Brunnquell opened the public hearing. There were no public comments. The Commission had no concerns or comments. Chair Brunnquell then closed the public hearing and suggested eliminating "home" from the motion.

Review and consideration on an amendment to the Zoning Ordinance Table 19.03.0603 Permitted and Conditional Uses in Nonresidential Zoning Districts to remove Auto and Home Supply Stores (SIC #5531) as a conditional use the C-4 Freeway Interstate Business District

Motion by Commissioner Kletti, seconded by Commissioner Silasiri to recommend approval to Village Board to amend the Village of Grafton Zoning Ordinance Table 19.03.0603 Permitted and Conditional Uses in the Nonresidential Zoning Districts to remove Auto Supply Stores (SIC # 5531) as a conditional use the C-4 Freeway Interchange Business District. Motion carried.

Statement of Public Notice

The purpose of the public hearing is public review and comment on an amendment to the Zoning Ordinance Section 19.03.0303 (D) Outdoor Display and Sale of Merchandise in the C-2 District.

Director Wolff noted that in the report does not reflect the changes approved at the last Plan Commission meeting regarding display height which should be eight feet and the

percentage of store front used for display which should be 33%. With those two changes the draft is ready to be recommended to the Village Board for final approval. She noted that staff has received no feedback from property and business owners. Chair Brunnquell then opened the floor to the public.

Dave Vogel of Shopko Store located at 1771 Wisconsin Avenue, Grafton, WI

Mr. Vogel expressed his concern over the Shopko Stores garden center in the parking lot. He wanted clarification that the proposed changes would not impact the garden center. Director Wolff stated that the Shopko garden center is a different use category and would not be impacted by the proposed ordinance.

Trustee Liss noted that under 2 b Standards that ii should read 33% of the length and not 30 percent along with the height of the display should read eight feet and not six feet. Director Wolff will make those noted changes before it goes to the Village Board. Chair Brunnquell closed the public hearing and moved forward with the consideration agenda item #16.

Review and consideration on an amendment to the Zoning Ordinance Section 19.0303.03 (D) Outdoor Display and Sale of Merchandise in the C-2 District

Motion by Commissioner Harms, seconded by Trustee Liss to recommend to the Village Board the amendment to the Zoning Ordinance Section 19.03.0303 (D) Outdoor Display and Sale of Merchandise in the C-2 District with so noted changes under Seasonal Display of Merchandise 2b ii. No more than 33% of store length and shall not exceed eight feet high in display. Motion carried.

Review and discussion of a concept plan requested by Forward Dental to allow a dental office to be located at 992 Port Washington Road (Parcel 06-020-10-004.00)

Director Wolff stated that Forward Dental is presenting a conceptual plan for a new dental office on the 1.09-acre property located on the east side of Port Washington Road south of Meijer. The existing house would be torn down and a 2,500 square foot office and parking lot would be constructed. The site plan also identifies a future building footprint and parking lot to maximize the use of the property. She further noted that the site would have right-in only access on Port Washington Road (no median cut). The business would be open Monday through Saturday with one shift of eight people and one delivery per week. No security measures are proposed. She also explained that the applicant is currently negotiating with Meijer to secure access to the Meijer parking lot to the north.

Representing Forward Dental was Scott Schmidt of Anderson Ashton Design/Build Inc., 2746 S. 166th Street, New Berlin, WI 53151 to answer questions.

The Commission discussed the outstanding issues with the project including abandoning the well and septic systems, adding a bike rack and sidewalks, and submitting a certified survey map along with the remaining detailed plans. Director Wolff noted that the applicant will be requesting a variance for parking; the site plan shows 21 parking spaces while 33 are required for the Forward Dental building. Mr. Schmidt stated that the proposed parking is based on proposed staffing levels and their other dental locations which have 16 to 18 spaces.

The Commission held a discussion. Trustee Liss asked Mr. Schmidt if they are aware of the other dental office moving into the Meijer's outlot. Mr. Schmidt replied yes he was aware of the new dental office. Commissioner Harms asked about the future phase shown on the concept plan which has 18 parking spaces. His concern was that the property will be at a maximum capacity with the future Medical building. Commissioner Silasiri and Commissioner Plato thought the plan should follow the code requirements for parking. Chair Brunnquell stated that he will look forward to seeing a workable plan in the future and thanked the applicant.

Informational purposes only.

Review and consideration on a sign variance request by Jeffrey Schoen of Patriot Mortgage Company located at 1211 15th Avenue

Director Wolff noted that Mr. Schoen recently purchased the property for his residence. He also operates Patriot Mortgage out of this location as a home occupation. The property is zoned R-3 Urban Single Family Residential. Home occupations are permitted as accessory uses in all Village residential zoning districts. The sign code allows a two square foot occupation sign on the building. The zoning code section only allows a one square foot on building sign.

Staff does not support this variance. Home occupations are permitted as accessory uses in all residential zoning districts because they should be indistinguishable from other houses in the neighborhood. Approving this request would suggest that commercial signage should be allowed on all properties with home occupations. As discussed during the Rosewood Manor sign variance process, continuing to approve unwarranted sign variances will lead to a proliferation of requests. Also, visitors are not permitted at home occupations so a sign would encourage people to stop.

Present was Jeffrey Schoen of Patriot Mortgage at 1211 15th Avenue. He stated that he originally had eight employees at his other location on Washington Street but now there is only himself and his wife. He would like some exposure at this new location and is asking for this sign variance to help get his business recognized.

Commission held a discussion on the home occupations rules and the sizes of signage acceptable in the residential districts. Commissioner Silasiri agreed with Director Wolff

and suggested that the applicant put a sign in the window of his residence. Commissioner Harms offered a website as an alternative to getting the word out on his business.

Motion by Commissioner Harms, seconded by Trustee Liss to deny the sign variance requested by Jeffrey Schoen of Patriot Mortgage Company located at 1211 15th Avenue. Motion carried.

EXTRATERRITORIAL REVIEW

A. Zaun Soccer Field on River Bend Road; Town of Grafton –Conditional Use Permit Review

The Commission members reviewed and accepted the conditional use permit for property located on River Bend Road, Town of Grafton.

New Business

Director Wolff announced that planners from Vandewalle & Associated will be presenting housing policy options at the May 2, 2016 regular Village Board meeting. She invited the Plan Commissioners to attend if possible and noted that the Plan Commission will be updated as well at the regular Plan Commission meeting on May 24, 2016.

Old Business

A. Review and consideration of a landscaping plan amendment for Kapco Inc. at 1000 Badger Circle.

Director Wolff stated that the Plan Commission approved a site plan with a landscaping plan for the Kapco building addition on September 2, 2014. Since site plan approval in 2014, the applicant has indicated that they may want to install another water feature at the northwest corner of the lot. As such, they do not want to install landscaping as previously proposed that may need to be removed to accommodate the water feature. She further noted that in December 2015, the Plan Commission decided to revisit the landscaping plan for Kapco at the April 26, 2016 Plan Commission meeting when the applicant's long term plans would be finalized. At this time, the applicant does not have an alternative landscaping plan for the northwest corner of the site. Staff recommends reverting back to the original 2014 plan.

Present was Amy Bastar of Kapco Inc. who stated that Kapco will definitely follow the approved landscaping plan but stated that they would possibly like to do more landscaping and a possible water feature. She wanted to know if she would have to come back to the Plan Commission when that times comes. The Commission held a discussion and it was the consensus that the applicant continue to work with the Planning Director and must submit a new landscaping plan if the applicant decides to incorporate more with the presently approved plan. Director Wolff also added that no

landscaping can be planned for the reserved parking area that has been approved already.

Motion by Commissioner Kletti, seconded by Commissioner Harms to approve the September 2, 2014 landscaping plan for Kapco at 1000 Badger Circle. Landscaping shall be installed by September 1, 2016 Motion carried.

ADJOURN

Motion by Commissioner Plato, seconded by Commissioner Silasiri to adjourn the meeting at 6:47p.m. Motion carried.