

PLANNING COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, AUGUST 13, 2007 - 6:00 P.M.

I. CALL TO ORDER

Village President, Vilas Machmueller called the meeting to order at 6:00 p.m. Members present were, Mary Hancock, Kim Fischer, Mike Stenstrom, and John Evans. Village DPW Keith Donner and Trustee, Mark Maloney were excused. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. Trustee Loren White was present. About 30 audience members were also present.

Machmueller read the notices and opened the hearing.

A. OPEN HEARING – (#CU2007-006) VILLAGE OF WESTON CONDITIONAL USE REQUEST TO ALLOW M1 PERMITTED USES BY RIGHT IN BP ZONING DISTRICT: BP ZONED PROPERTIES IN WESTON BUSINESS & TECHNOLOGY PARK SOUTH

Higgins stated this is similar to what was done earlier this year with the existing Business & Technology Park, which will allow M1 uses by right to be in the business park. Staff recommends approval.

Zuleger explained the covenants and how they will have to continue to adhere to those.

B. OPEN HEARING – (#CU2007-007) SAMUELS YARD, LLC CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF LARGE EQUIPMENT AND TRAILERS IN A BP (BUSINESS PARK) ZONING DISTRICT – 7702 SERVICE LANE

Kurt Berner, Samuels Yard, LLC, 2600 Stewart Avenue, Suite 160, Wausau, WI 54401, and Gary Guerndt, PGA Plumbing, 7306 Zinser Street, were present in support.

Berner stated that they are requesting this conditional use permit because they store some of their trailers there on a temporary basis, when they are not being used on a project. He pointed out that when they purchased that property a year ago, they left a “tree-line fence” along STH-29. He questioned if they could just use that as their screening.

Higgins stated that actually this conditional use request, and the two following conditional use (PGA Plumbing & Farrell Equipment) requests, were actually initiated by staff. She clarified that at the time of site plan review for Farrell Equipment, they were approved for outside storage, and that this is just a formality for them. We want to be sure these are all screened so that it keeps up a nice look for our business park. Higgins stated that unlike Farrell Equipment who has the privacy slats on their fence, Samuels Yard and PGA Plumbing is planning to build a fence with slats. Staff recommends granting the conditional use with the condition that privacy slats be added to the fence. Higgins stated that PGA is going to be requesting to take a vacant lot within their development and fence it (with privacy slats) so that they can move their equipment from the front of their property (which faces STH-29) to the back. Berner stated that they have not put the slats in on their fence, but are willing to do so if necessary.

Zuleger explained to Stenstrom how all of this came about. Zuleger stated that when Guerndt was requesting to have Samuels Yard in its new location there, we were allowing them to store some of their trailers back in there, as long as they had a fence up that would screen. Zuleger stated that now they have equipment and some soil and dirt piles back there, which is against the intent of our BP zoning. Gary wants to move his equipment away from the fence. Zuleger stated what we are doing to keep discipline in our Business Park .

C. OPEN HEARING – (#CU2007-008) PGA PLUMBING CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF EXCAVATING TRUCKS, LARGE EQUIPMENT, MISC. PIPING, AND MINIMAL MATERIAL STOCKPILES IN A BP (BUSINESS PARK) ZONING DISTRICT – 8005 SERVICE LANE/7410 ZINSER STREET

See above.

D. OPEN HEARING – (#CU2007-009) FARRELL EQUIPMENT & SUPPLY CO. CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF YARD MATERIALS IN A BP (BUSINESS PARK) ZONING DISTRICT – 7405 COMMERCE DRIVE

See above.

E. OPEN HEARING – (#RZ2007-004) VILLAGE OF WESTON REZONING REQUEST (MAP CORRECTION) FROM R3 (RESIDENTIAL MULTIPLE FAMILY) TO B3 (GENERAL COMMERCIAL) – CLOVERBELT CREDIT UNION – 5906 BUSINESS HIGHWAY 51 AND 5903 VOLKMAN STREET

Higgins stated there is an in-correction on the zoning map for Cloverbelt Credit Union, located at 5906 Business Highway 51 and 5903 Volkman Street. The driveway is zoned B3, but the backside is zoned R3. We want to rezone as a map correction only.

F. OPEN HEARING – (#CPA2007-001 & #RZ2007-004) GERALD & EMMA HOFFMAN, 4104 E. EVEREST AVENUE, REQUEST COMPREHENSIVE PLAN MAP AMENDMENT FROM FUTURE RESIDENTIAL TO FUTURE COMMERCIAL AND REZONING REQUEST FROM R1 (RESIDENTIAL SINGLE FAMILY) TO B2 (COMMUNITY RETAIL AND SERVICE) – 4104 E. EVEREST AVENUE

Emma & Gerald Hoffman, 4104 E. Everest Avenue, and Patricia Raymond, 6410 Robin Street, were present in support.

Emma Hoffman stated that they have come before Planning Commission on many occasions now. It was stated that last year Planning Commission approved their map amendment request, but the Village Board denied it. Anytime in the past where they requested a zoning change, they had The Plein's (4108 E. Everest Avenue), the Raymond's (6410 Robin Street), and themselves. She stated that the Plein's had pulled out from requesting the comprehensive map and zoning change because they were told that it would do them no good. Emma Hoffman believes, though, that they still have an interest. She stated that the LeSage family is against their request. Emma Hoffman stated that they do not belong on that corner anymore. She understands spot zoning and the TIF district, she stated that their area is an eye sore and is impossible to live there. They keep their windows & doors closed at all times and can not sit outside, due to noise, dust, etc. from all of the traffic. They want to be able to sell their home and move somewhere else.

Stenstrom questioned if they listed their home. Emma Hoffman stated that they have listed through three different realtors. She stated many people (or businesses) have been interested in buying the three houses together, but the hang up is the zoning. She stated that Austin's properties across the street are for sale as a package deal. She stated that they have lived there 14 years.

Patricia Raymond stated that she agrees with Emma. When they bought their property they had no knowledge of this development. They cannot even sit out on their deck or open windows either. The new buildings (Holiday Inn, etc.) make their residential area look like it does not belong there. She then commented that the drainage now comes down their ditch to their berm, it sits there for a long period of time, brings in a lot of garbage and bad smells.

Beth Flory, 4207 Douglas Lane, was present in opposition. They are asking that Planning Commission deny these requests and submitted her letter (attached) outlining her reasoning.

Mary Ann Martin, of McJay Investments, T8501 N. 33rd Street, Wausau, own the remainder of the development in the Barbican Development, and is present in opposition. She read and submitted her opinion letter (attached). She questioned what "future development" means. Higgins stated the future land use map is good through year 2030, but should be looked at every 5-years. Higgins stated we were given a specific ratio of commercial to residential to use. She stated that the zoning will always have a dividing line. There was discussion on how the new Barbican Avenue came about and what was originally proposed years ago.

Chris LeSage, representing his mother Barbara LeSage, who owns property at 4203 Douglas Lane, was present in opposition. He questioned the future land use map that was mailed to him. Higgins stated that we had to entertain the request that came in.

Zuleger stated that as the TIF has developed, we have to look at when to add land to the TIF District. He introduced a guest speaker who will be in attendance at the upcoming September 6th Village Board Retreat to discuss planned communities and future planning. He discussed a conversation he had with a customer who stopped in our Village office today about how that person thought we looked like a planned community.

Zuleger stated that we should be able to look at Raymond's drainage issue. Stenstrom stated that most of the commercial zones have a stronger and wider buffer between them and residential zones. Higgins stated a change in the frontage road that was planned years back is what caused this. She explained the original plan for that area. Zuleger explained what we are doing (and what we have done) to try to make that area better.

G. OPEN HEARING – (#CPA2007-002 & #RZ2007-006) JOHN & PATRICIA RAYMOND, 6410 ROBIN STREET, REQUEST COMPREHENSIVE PLAN MAP AMENDMENT FROM FUTURE RESIDENTIAL TO FUTURE COMMERCIAL AND REZONING REQUEST FROM R1 (RESIDENTIAL SINGLE FAMILY) TO B2 (COMMUNITY RETAIL AND SERVICE) – 6410 ROBIN STREET

See above.

II. CONSIDERATION OF PLANNING COMMISSION MINUTES

A. JULY 9, 2007 MINUTES

Tatro noted a correction to be made on page 4, in the motion for the Extended Season Sports site plan review, "...lights (exit signs)..." should read "...lights (egress signs)..."

****M/S/P Stenstrom/Hancock: to approve the Planning Commission Minutes of July 9, 2007, with the corrections as noted.***

III. VISITORS

A. JACK PAGELS/URBAN CONSTRUCTION – VALUE AUTO MART FAÇADE CHANGE

Jack Pagels, 5503 Business Highway 51, Weston, was present. Earlier this year there was damage done to the front of his building due to a car accident. He was informed by Urban Construction, that due to the age of the building material currently on his building, they would not be able to match up the steel. He spoke to Tatro on what materials he could put on his building, which Tatro suggested he use stone versus eiffis. They have now chosen to do a face replacement with new steel siding. This is a new type of metal siding that Urban Construction carries, which just goes right over the existing face. This looks like eifiss, but is not that.

Tatro stated that since he is doing a full façade upgrade on the structure staff felt it would be best for Pagels to come before Planning Commission. Tatro pointed out that any upgrade to this building will help improve the looks here. Tatro sees no problem with this. Pagel is going above and beyond what he could have done. This metal will cover the front of the building and the side facing Precision Auto. He stated that this will then wrap around to the side of Nitze's bar. The remainder will be painted. Pagels stated that they plan to replace the soffit also. Tatro stated the new lighting will be strictly down lighting, so there are no problems there. Machmueller stated we could waive the 60% requirement due to this circumstance.

****M/S/P Hancock/Fischer: to waive the 60% brick requirement (Section 94.138(b)) for Jack Pagels/Urban Construction – Value Auto Mart façade change – 5503 Business Highway 51.***

IV. SITE PLAN REVIEW

A. MARAWOOD CONSTRUCTION SERVICES/QUALITY FOODS IGA – QUALITY FOODS IGA BUILDING ADDITION SITE PLAN – 6205 BUSINESS HIGHWAY 51

****M/S/P Hancock/Fischer: to approve the site plan for Marawood Construction Services/Quality Foods IGA – Quality Foods IGA Building Addition – 6205 Business Highway 51.***

B. THE HERON GROUP/KELLER, INC. – REVISED RETAIL CENTER SITE PLAN: 6615 COUNTY ROAD J

Bill Meyer, STS Consultants, 3909 Concord Avenue, Weston, pointed out the differences from this plan compared to the previous plan. The building is being moved back to the east with more parking in the front. Future expansion buildings will be on the south and west edges. Future parking will be on the south. The pond will be in the same place. Stormwater management will be the same, but the infiltration pond has changed. Utilities are a little different, they all want private utilities. He pointed out that the items shown on the plans in bold will be built immediately after Board approval. Zuleger questioned the greenspace for the school and confirmed that the playground will be fenced in. It was stated that there will be a playground in the back. Higgins stated with the curbing on the south side, the last approval was that they had three years to curb what was there. She questioned why the south side of the drive they do not show it curbed now. He stated that on the south side of the playground, that is a driveway that will be used for a while yet, but will be used for possible future parking. He stated that they will curb that in the future.

Higgins stated that we are still waiting on lighting and landscaping to come in. Their initial landscape submittal was very elaborate. Higgins clarified the contingencies of lighting, landscaping, and curbing plan. Higgins stated that the contingency of if the other phases do not go in within 3 years, that the remainder of the lot needs to be curbed then.

****M/S/P Fischer/Hancock: to approve the site plan for The Heron Group/Keller, Inc. – Revised Retail Center: 6615 County Road J, contingent on staff approved lighting, landscaping, utility plans, and that if the other proposed phases do not get constructed within 3 years from Board Approval, that the remainder of the property needs to be curbed.***

C. TITO, INC./SAMS PIZZA – SAM’S PIZZA PAVING, LIGHTING, AND LANDSCAPING PLANS – 5811 BUSINESS HIGHWAY 51

Higgins stated this is a revised lot layout of their proposed parking lot. This is for the vacant lot (where there used to be a house) north of the current Sam’s Pizza, where the owner wants to turn that into a parking lot so that he has better flow of water and more parking. She stated that he is proposing curbing in three spots in front. No curbing planned for the north, south, or east. She stated that she received a lighting plan today, however the lights that they are proposing on the north side will need a shield, which she talked to them and they will place that. She stated that the members need to decide if we want them to curb entire lot. He will be landscaping along the north side. The members questioned the hill and if there will be steps. Higgins stated that she thinks that they will be cutting out the hill where there will be just a slight slope. No landscaping plans on the existing lot or the southside of his building. She stated he may have landscaping on the curb areas on the southwest side. Stenstrom questioned potential snow storage. Higgins is thinking they will push it to the back of the lot. Drainage to the east side. Stenstrom questioned if we could request some type of pedestrian walkway. Zuleger stated that we could suggest landscaping on the current lot also. He wants to use the existing entrances as an in and an out.

****M/S/P Stenstrom/Hancock: to approve the site plan for Tito, Inc./Sam’s Pizza – Sam’s Pizza Paving, Lighting, and Landscaping Plans – 5811 Business Highway 51, contingent on curb and gutter around the entire lot with the exception of the east side for snow storage, staff approved lighting plan (with the shields), and an updated landscaping plan, also with the suggestion for a pedestrian stairway.***

V. CLOSE HEARING

Emma Hoffman commented that the Plein’s do want this rezone to occur, but that they did not put in an application because they were told it would not do them any good.

LeSage commented that Planning Commission should note that the property owners who live in between Hoffman’s & Raymond’s did not apply for this request and that they did not appear tonight.

- A. **CLOSE HEARING – (#CU2007-006) VILLAGE OF WESTON CONDITIONAL USE REQUEST TO ALLOW M1 PERMITTED USES BY RIGHT IN BP ZONING DISTRICT: BP ZONED PROPERTIES IN WESTON BUSINESS & TECHNOLOGY PARK SOUTH**
Machmueller closed the hearing at 7:20 p.m.
- B. **CLOSE HEARING – (#CU2007-007) SAMUELS YARD, LLC CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF LARGE EQUIPMENT AND TRAILERS IN A BP (BUSINESS PARK) ZONING DISTRICT – 7702 SERVICE LANE**
Machmueller closed the hearing at 7:20 p.m.
- C. **CLOSE HEARING – (#CU2007-008) PGA PLUMBING CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF EXCAVATING TRUCKS, LARGE EQUIPMENT, MISC. PIPING, AND MINIMAL MATERIAL STOCKPILES IN A BP (BUSINESS PARK) ZONING DISTRICT – 8005 SERVICE LANE/7410 ZINSER STREET**
Machmueller closed the hearing at 7:20 p.m.
- D. **CLOSE HEARING – (#CU2007-009) FARRELL EQUIPMENT & SUPPLY CO. CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF YARD MATERIALS IN A BP (BUSINESS PARK) ZONING DISTRICT – 7405 COMMERCE DRIVE**
Machmueller closed the hearing at 7:20 p.m.
- E. **CLOSE HEARING – (#RZ2007-004) VILLAGE OF WESTON REZONING REQUEST (MAP CORRECTION) FROM R3 (RESIDENTIAL MULTIPLE FAMILY) TO B3 (GENERAL COMMERCIAL) – CLOVERBELT CREDIT UNION – 5906 BUSINESS HIGHWAY 51 AND 5903 VOLKMAN STREET**
Machmueller closed the hearing at 7:20 p.m.
- F. **CLOSE HEARING – (#CPA2007-001 & #RZ2007-004) GERALD & EMMA HOFFMAN, 4104 E. EVEREST AVENUE, REQUEST COMPREHENSIVE PLAN MAP AMENDMENT FROM FUTURE RESIDENTIAL TO FUTURE COMMERCIAL AND REZONING REQUEST FROM R1 (RESIDENTIAL SINGLE FAMILY) TO B2 (COMMUNITY RETAIL AND SERVICE) – 4104 E. EVEREST AVENUE**
Machmueller closed the hearing at 7:20 p.m.
- G. **CLOSE HEARING – (#CPA2007-002 & #RZ2007-006) JOHN & PATRICIA RAYMOND, 6410 ROBIN STREET, REQUEST COMPREHENSIVE PLAN MAP AMENDMENT FROM FUTURE RESIDENTIAL TO FUTURE COMMERCIAL AND REZONING REQUEST FROM R1 (RESIDENTIAL SINGLE FAMILY) TO B2 (COMMUNITY RETAIL AND SERVICE) – 6410 ROBIN STREET**
Machmueller closed the hearing at 7:20 p.m.

VI. **NEW BUSINESS**

- A. **SIGN PERMIT #SP2007-038 CUSTOM DESIGN PRECAST/LEWIS CONSTRUCTION PERMANENT FREESTANDING PYLON SIGN PERMIT: LEWIS CONSTRUCTION 9307 CAMP PHILLIPS ROAD – COMMERCIAL SIGN IN AN AG WITH OPD ZONING DISTRICT**
William Lewis, PO Box 168, Weston, was present.

Higgins stated this is for Lewis Construction who wants a commercial sign out in front of their property on the southeast corner of Camp Phillips Road and Shorey Avenue. They are in AG zoning district with an OPD overlay. Signs are required to come before the Planning Commission when they are in an overlay or conditional use district. Zuleger commented that a while back we approved this use due to this site being concealed by trees and that it did not take away from the residential character. We may run into opposition with the Village Board with a sign that points out the commercial site there.

**M/S/P Hancock/Stenstrom: to approve the sign permit #SP2007-038 Custom Design Precast/Lewis Construction 9307 Camp Phillips Road – Commercial Sign in an AG with OPD zoning district, contingent on their changing “Schofield” to “Weston”.*

Zuleger told Lewis that this request may get denied by Village Board and suggested that he look into a possible smaller sign.

B. DREWEK STRUCTURES REQUEST FOR PERMISSION PER SECTION 94.182(E)(2) TO ALLOW 12 UNITS PER STRUCTURE IN AN R3 ZONING DISTRICT – PARCEL #62.172808.13.11 (PROPERTY JUST WEST OF 3802 SCHOFIELD AVENUE)

Mark Thompson, MTS Consultants, 2000 Lester Street, Weston, and Ardin Emmerich, 453 Grand Avenue, Schofield, were present.

Higgins stated the R3 zoning district has a provision that allows them to go up to 12 units with Planning Commission approval (R3 zoning district normally allows for 8-unit buildings). The applicant has requested to have twelve 12-unit buildings, versus eighteen 8-unit buildings. The developers are looking at a mixed use of commercial along Schofield Avenue, west of the Weston Lifestyle Center, and then they would extend Mount View Avenue out to Schofield Avenue, which the apartment complex would fit in between the commercial area. She pointed out the proposed elevations that were submitted. She stated that the code reads that as long as the intent of that zoning district is not compromised (garden apartments/townhouses) that Planning Commission can approve up to 12 units. Machmueller questioned the right of way, if they go back to Sternberg Avenue. Thompson stated utility service is provided there. Thompson stated that they are not planning for public access onto Sternberg Avenue. Thompson stated that safety crews, such as the Fire Department, will have access there, and sewer & stormwater will come from Sternberg Avenue. He stated that they will have a site plan in soon. They felt that 12 units would look more like townhouses than 8 units. Thompson stated that the units will be 2 bedrooms each.

****M/S/P Stenstrom/Fischer: to grant permission to Drewek Structures (Per Section 94.182(e)(2)) to allow 12 unit structures in an R3 Zoning District – Parcel #62.172808.13.11 (property just west of 3802 Schofield Avenue).***

C. DISCUSSION AND POSSIBLE ACTION ON COMMUNITY DEVELOPMENT AUTHORITY RECOMMENDED REZONING THRESHOLD POLICY FOR POTENTIAL COMMERCIAL DEVELOPMENT ALONG FRINGE LAND ADJACENT TO VILLAGE TIF DISTRICTS

Zuleger requested we table this issue tonight. This will be discussed at our upcoming Board Retreat on September 6th, where Mr. Kevin Pomeroy, Urban Planner, 1000 Friends of Wisconsin (who has written a book on this topic) will be speaking.

****M/S/P Hancock/Evans: to table Discussion and Possible Action on Community Development Authority Recommended Rezoning Threshold Policy for Potential Commercial Development along Fringe Land Adjacent to Village TIF Districts.***

Evans questioned the State impact. Zuleger stated a there is currently an assembly bill in front of the legislature that allows communities to extend TIF funds ½ of a mile outside of the boundary if it will have a significant impact on the TIF District.

D. DISCUSSION AND ACTION ON HEARING – (#CU2007-006) VILLAGE OF WESTON CONDITIONAL USE REQUEST TO ALLOW M1 PERMITTED USES BY RIGHT IN BP ZONING DISTRICT: BP ZONED PROPERTIES IN WESTON BUSINESS & TECHNOLOGY PARK SOUTH

Zuleger stated that when we zoned this Business and Technology Park we zoned half of it BP (Business Park) and half of it M1 (Manufacturing), thinking that we would be able to do, what we would consider to be, “Class A” construction along the highway. As we got into this issue, we found that we had different uses that needed highway visibility. In the case of C-Tech and Farrell Equipment, where we should have had them facing the highway. Zuleger stated that we have too many manufacturing businesses and not enough manufacturing land, so we are using our deed restrictions and covenants to manage what kind of light manufacturing we will have. He gave examples of this (FTF Flooring). He stated that we have way more light manufacturing needs that need to fit the BP, than we can accommodate. We are allowing the M1 use to occur in BP zoning, and then strictly regulated by our deed restrictions and covenants.

****M/S/P Stenstrom/Hancock: to approve the Conditional Use Request (#CU2007-006) from the Village of Weston to allow M1 permitted uses by right in a BP Zoning District: BP zoned Properties in Weston Business & Technology Park South.***

E. DISCUSSION AND ACTION ON HEARING – (#CU2007-007) SAMUELS YARD, LLC CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF LARGE EQUIPMENT AND TRAILERS IN A BP (BUSINESS PARK) ZONING DISTRICT – 7702 SERVICE LANE

Zuleger stated items E and F are both located in the Highview Business Park and are owned by Gary Guerndt and Sid Samuels. Zuleger stated that they were recently rezoned to BP. Higgins clarified that only a portion of the Samuels property was rezoned. Zuleger stated that with respect to the Samuels yard, we thought that they were going to build their corporate office there. They have a need for that yard for some of their construction trailers and heavy equipment. We were under the impression, when Guerndt sold Samuels that lot, that this would be a screened yard. Guerndt has a need to move his large equipment right behind his current PGA building. He wants to screen that in and keep it more orderly looking until he is able to move to a different location. We think it is better to have it screened than to have sitting out. Staff is asking for the screened outside storage of large equipment, both of the Samuels' property and PGA property just to make it look better.

Stenstrom is concerned about there being no way a fence could hide the trailers (because it could not be high enough). He feels the fence should be high enough to screen the trailers. Zuleger stated that he originally understood this property would have a building with a line of trailers. Zuleger explained the strict screening provision such as Cousineau's property. Stenstrom questioned if there is a regulation on the height. Zuleger stated that trees and slats in the fence would be more orderly. Evans stated that Farrel is good, but PGA and Samuels needs to be cleaned up. Zuleger stated that with Farrell we knew he had retail display needs. LeSage questioned the code stating "minimal material stock piles". Zuleger stated we do not have the same situations with the three – PGA, Samuels, and Farrell.

Stenstrom questioned if there is currently a fence. Guerndt stated the tallest equipment he has is 16 feet. The expected height would be 8 feet (per code). Higgins stated that in our code it states a minimum of 6 feet. Higgins read the screening code which states a fence 8 feet tall and no more than as high as the items stored. The code states if storage is taller than the fence than screening to go in. Zuleger stated that we need to look at how things change and what uses are there. Zuleger pointed out the jobs that these businesses will bring in. Evans commented that the concern is what will happen 5 years from now. Zuleger stated this is the first time we are coming up with the screening issue. The fence on the STH-29 side will be screened also. Fischer questioned if the entire lot is fenced. Berner stated that the entire lot is screened with a 6-foot fence. This is almost 5.5 acres with fencing on 2.5 acres. Berner stated they could line a side with some job trailers. Berner stated that that stockpile is only there temporarily.

****M/S/P Evans/Hancock: to table the conditional use request (#CU2007-007) from Samuels Yard, LLC, to allow screened outside storage of large equipment and trailers in a BP (Business Park) Zoning District – 7702 Service Lane, until we can get a better understanding of what they want to do.***

F. DISCUSSION AND ACTION ON HEARING – (#CU2007-008) PGA PLUMBING CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF EXCAVATING TRUCKS, LARGE EQUIPMENT, MISC. PIPING, AND MINIMAL MATERIAL STOCKPILES IN A BP (BUSINESS PARK) ZONING DISTRICT – 8005 SERVICE LANE/7410 ZINSER STREET

Guerndt stated they will close this off entirely. A person sitting with him in the audience stated that any temporary stockpiling (misc. pipe) would not be stacked any higher than the height of the fence. Guerndt stated they are looking at doing more paving. The other person stated that when the equipment is parked, they can bring the height of their equipment down to about 12 feet or so.

****M/S/P Evans/Hancock: to approve the conditional use request (#CU2007-007) for PGA Plumbing to allow screened outside storage of excavating trucks, large equipment, misc. piping, and minimal material stockpiles in a BP (Business Park) zoning district – 8005 Service Lane/7410 Zinser Street, contingent on the slat being all the way around and 8 feet high.***

- G. DISCUSSION AND ACTION ON HEARING – (#CU2007-009) FARRELL EQUIPMENT & SUPPLY CO. CONDITIONAL USE REQUEST TO ALLOW SCREENED OUTSIDE STORAGE OF YARD MATERIALS IN A BP (BUSINESS PARK) ZONING DISTRICT – 7405 COMMERCE DRIVE

**M/S/P Evans/Stenstrom: to approve the conditional use request (#CU2007-009) for Farrell Equipment & Supply Co. to allow screened outside storage of yard materials in a BP (Business Park) zoning district – 7405 Commerce Drive.*

- H. DISCUSSION AND ACTION ON HEARING – (#RZ2007-004) VILLAGE OF WESTON REZONING REQUEST (MAP CORRECTION) FROM R3 (RESIDENTIAL MULTIPLE FAMILY) TO B3 (GENERAL COMMERCIAL) – CLOVERBELT CREDIT UNION – 5906 BUSINESS HIGHWAY 51 AND 5903 VOLKMAN STREET

**M/S/P Hancock/Stenstrom: to approve the rezoning request (#RZ2007-004) for the Village of Weston (map correction) from R3 (Residential Multiple Family) to B3 (General Commercial) – Cloverbelt Credit Union – 5906 Business Highway 51 and 5903 Volkman Street.*

- I. DISCUSSION AND ACTION ON HEARING – (#CPA2007-001 & #RZ2007-004) GERALD & EMMA HOFFMAN, 4104 E. EVEREST AVENUE, REQUEST COMPREHENSIVE PLAN MAP AMENDMENT FROM FUTURE RESIDENTIAL TO FUTURE COMMERCIAL AND REZONING REQUEST FROM R1 (RESIDENTIAL SINGLE FAMILY) TO B2 (COMMUNITY RETAIL AND SERVICE) – 4104 E. EVEREST AVENUE

**M/S/P Hancock/Stenstrom: to table (#CPA2007-001 & #RZ2007-007) Gerald & Emma Hoffman, 4104 E. Everest Avenue, request comprehensive plan map amendment from future residential to future commercial and rezoning request from R1 (Residential Single Family) to B2 (Community Retail and Service) – 4104 E. Everest Avenue, until after the September 6th, Board Retreat, at 8:30 a.m., at Dale's Weston Lanes.*

- J. DISCUSSION AND ACTION ON HEARING – (#CPA2007-002 & #RZ2007-006) JOHN & PATRICIA RAYMOND, 6410 ROBIN STREET, REQUEST COMPREHENSIVE PLAN MAP AMENDMENT FROM FUTURE RESIDENTIAL TO FUTURE COMMERCIAL AND REZONING REQUEST FROM R1 (RESIDENTIAL SINGLE FAMILY) TO B2 (COMMUNITY RETAIL AND SERVICE) – 6410 ROBIN STREET

**M/S/P Hancock/Stenstrom: to table (#CPA2007-002 & #RZ2007-008) John & Patricia Raymond, 6410 Robin Street, request comprehensive plan map amendment from future residential to future commercial and rezoning request from R1 (Residential Single Family) to B2 (Community Retail and Service) – 6410 Robin Street, until after the September 6th, Board Retreat, at 8:30 a.m., at Dale's Weston Lanes.*

VII. CONSENT AGENDA ITEMS

- A. BUILDING PERMIT #193-07 – URBAN CONSTRUCTION/CLOVERBELT CREDIT UNION – CLOVERBELT CREDIT UNION FAÇADE UPGRADE AND DRIVE THRU/ATM LANE OVERHANG ADDITION – 5906 BUSINESS HIGHWAY 51
- B. STAFF APPROVED CSM #15-07 TO #17-07
- C. STAFF APPROVED SIGN PERMITS: #SP2007-035 TO #SP2007-037, #SP2007-039, #SP2007-040

**M/S/P Stenstrom/Evans: to acknowledge the consent agenda items.*

VIII. STAFF REPORTS**A. COMMERCIAL ZONING OCCUPANCY PERMIT PROCESS – COMMERCIAL ZONING PERMIT APPLICATION & COMMERCIAL OCCUPANCY SURCHARGE FORM**

Higgins stated we are starting a commercial zoning occupancy permit program. She stated that it was found that developers have not been completing the landscaping as shown on their site plans. We are now going to charge a \$5,000 occupancy surcharge (which will be reimbursed after a final inspection occurs prior to the business opening). Holiday Inn and Bullshooters have not had everything met per their site plan, so they have been given only temporary occupancy permits because of this. This new process will make the businesses follow through with their site plan or will get them to submit revised site plans, if they are not able to follow their initial plans. Tatro stated that this will also let us know how commercial properties change their uses for Fire Department purposes (since they do regular inspections). It was stated that the surcharge will be \$5,000 for all businesses, whereas it is \$1,000 for residential. Higgins gave examples of how some businesses have not followed through with their plans.

Stenstrom pointed out that we still need to fill out the Finding of Fact forms with the rezone. They went through the questions and answered them.

IX. FUTURE MEETING TOPICS

None

X. ADJOURN

**M/S/P Stenstrom/Fischer: to adjourn at 8:10 p.m.*

Respectfully submitted,

Valerie R. Parker
Recording Secretary