



COMMISSION MEMBERS PRESENT: M. Pirk, J. Hewitt, D. Driver, D. DeGroot, & J. Mallon

COMMISSION MEMBERS ABSENT: J. Maier

VILLAGE BOARD MEMBERS PRESENT:

Staff: R. Meyer, L. Martin & B. Sasse

1. Call to Order

The meeting was called to order at 1:00 pm by M. Pirk.

2. Approval of the April 17, 2013 meeting minutes

D. Driver motioned, J. Hewitt seconded to approve the April 17, 2013 meeting minutes. Motioned carried 4-0 with D. DeGroot abstaining.

3. Site Plan Request for San Francisco Grille located at 6300 Washington Avenue | Geiss Applicant

Representatives: Lorraine Geiss, owner 6300 Washington Avenue
Laurie Cuchomantos, 6300 Washington Avenue

The San Fran Grille (formerly Ground Round) has been in operation at 6300 Washington Avenue since December 2008. In an effort to increase customer base and improve the facility, the owner is requesting the addition of a 74' x 24' outdoor seating patio along the eastern side of the restaurant. The patio will be enclosed with a black aluminum fence for compliance with the outdoor serving of alcoholic beverages and will be used seasonally during normal business hours. The applicant is also proposing the addition of lighting within the patio area as well as an outdoor gas fireplace.

Joe Sabol & Janet Sabol, 6328 Washington Avenue, co-property owners of the neighboring property both expressed their concern regarding the San Francisco Grille wood fence that was taken down between the two properties.

J. Hewitt motioned, D. Driver seconded to recommend approval of the site plan amendment with the following conditions adding that the applicant continue to work with staff and other committees at the Village and if things can't be resolved they will need to return to the Plan Commission.

1. Any new freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall mounted luminaires shall include cut-off provisions to preclude off-site lighting impacts. A final lighting plan shall be submitted prior to the issuance of a building permit to verify placement and lighting fixture specifications.



- 2. Compliance with state/local building and fire code(s).
- 3. Compliance with Village general ordinances relating to alcohol sale/consumption and noise.
- 4. All utilities shall be constructed underground.
- 5. The parking lot shall be asphalt paved or concrete surface.
- 6. Any new exterior trash receptacles shall be contained within an enclosed structure (including fence) that matches the building materials and building colors of the principle structure. No trash or refuge shall be stored outside of the trash enclosure structure.
- 7. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.

Motion carried unanimously.

4. State Highway 31 South | Neighborhood Plan Update – Braun Road – CTH KR

R. Meyer stated that because there is a Finance, Legal, License Committee meeting starting at 2pm that some of the Plan Commission members need to attend, this item will be left open for discussion at a later time. He added that the Plan Commission members could email their comments to staff.

Nancy Washburn-Fink, property owner in the neighborhood, stated that she has been following the activities regarding this neighborhood plan update and is in support of it. She feels that it would be good to change the land use from residential to business park because a higher use for the area is needed to justify the cost of bringing sewer and water to the area.

5. Persons Desiring to be Heard – None

6. Commissioner & Staff Reports - None

D. Driver motioned, J. Mallon seconded to adjourn at 2:00 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, June 19, 2013 at 1:00 p.m.**

Cc:	K. Wahlen	L. Martin	M. Pierce	M. Schmidt	L. Hannula
	R. Pucely	B. Sasse	T. Beyer	D. McHugh	