



COMMISSION MEMBERS PRESENT: D. Driver, R. Bhatia, J. Maier, and T. Van Beckum

COMMISSION MEMBERS ABSENT: J. Kis, J. Hewitt, and T. Bozinovski

STAFF: G. Baumgardt, R. Palm, and S. Schultz

1. Call to Order

The meeting was postponed due to lack of quorum. At 1:18 PM a quorum was present and D. Driver called the Plan Commission meeting to order.

2. Roll Call

S. Schultz performed roll call. J. Kis, J. Hewitt, and T. Bozinovski were absent.

3. Meeting Minutes

a. August 18, 2021

b. September 13, 2021

R. Bhatia moved to approve the August 18, 2021 and September 13, 2021 meeting minutes as presented. J. Maier seconded the motion. On a voice vote, motion carried unanimously.

4. Old Business

a. Discussion regarding the 2021-2025 Parks and Open Space Plan

S. Schultz asked for any last minute feedback and stated if there is none the plan is ready to be moved to a public hearing. J. Maier moved to send the 2021-2025 Parks and open Space Plan to a public hearing. T. VanBeckum seconded the motion. On a voice vote, motion carried.

5. New Business

a. Christina Estates North Outlot 1 Certified Survey Map Application (CSM-06-21)

S. Schultz provided details of the applicant's request to split the existing .774-acre parcel into three lots. The developer spoke. J. Maier moved to approve the application subject to all staff recommended conditions and add a fourth condition that sidewalks are added to match Christina Estates plat layout. R. Bhatia seconded the motion. On a voice vote, the motion carried unanimously.

b. Scooters Coffee Site Plan Application (SP-20-21)

R. Palm provided details of the applicant's proposal for a small drive through only coffee shop on the north side of Washington Ave, adjacent to 6940 Washington Ave. The shop will only use a portion of the parcel. R. Bhatia moved to approve the application subject to all staff recommended conditions. T. VanBeckum recommended the motion. On a voice vote, the motion carried unanimously.

c. Tivoli Green Clubhouse Site Plan Application (SP-22-21)

S. Schultz provided details of the applicant's proposal to construct a 3,447 sqft clubhouse building to serve the adjacent Tivoli Green multi-family development. The application includes an outdoor pool area and associated parking. A representative on behalf of the applicant spoke. J. Maier moved to approve the application without any staff recommended conditions. R. Bhatia seconded the motion. On voice vote, motion carried unanimously.

d. 944 SE Frontage Road Kwik Trip Site Plan Application (SP-22-21)

S. Schultz provided details of the applicant's proposal to construct an expansion to the truck access parking lot to the south of the existing site. A representative on behalf of the applicant spoke. R. Bhatia moved to approve the application subject to all staff recommended conditions. J. Maier seconded the motion. On a voice vote, motion carried unanimously.



- e. **Ordinance 23-2021: A Zoning Map Amendment for 6001 and 6017 Washington Avenue, Parcel ID 151-03-22-13-121-020, -122-000, -125-000, -126-000, and -126-001, from RM-1 (moderate-Density Residential 1), B-2 (Community Business), and B-3 (General Business) to B-3 (General Business); Zoning Map Amendment Application ZMA-16-21**

R. Palm explained the applicant applied for updated signage. Upon review, staff noticed the parcels and zoning districts were no consistent with the existing use or boundaries. Staff recommend the applicant rezone to match the existing use and adjust the lot lines to consolidate the five existing parcels to two parcels. The applicant spoke. J. Maier moved to approve Ordinance 23-2021 subject to all staff recommended conditions. T. VanBeckum seconded the motion. On voice vote, motion carried unanimously.

- f. **Request for allowance of dogs at Campus Park for Trunk or Treat/K9 Event on October 23**
S. Schultz provided details of the Campus Park Special Event called Bark-or-Treat. This is a pre-event to the traditional Trunk or Treat at Village Hall. J. Maier moved to approve the request without any staff recommended conditions. R. Bhatia seconded the motion. On voice vote, the motion carried unanimously.

6. Commissioner & Staff Reports

- a. **George Baumgardt, Parks and Recreation Manager**

- i. **2021 parks capital projects updates**

S. Schultz reported the Pickle Ball courts at Campus Park are now open, the Lake Park shelter is up, and the bike repair stations have been installed.

Item 6.c. was taken before item 6.b.

- b. **Robin Palm, Planner II**

- i. **Staff permits**

R. Palm reported 4 Sign Permit applications, 3 Zoning Compliance Permits, 0 Zoning Compliance Reviews, and 8 Municipal Complaints.

- ii. **Local Area Plan 5 update**

The population in the Village increased per the recent Census. The vacancy rate went down. A list of potential projects suggested by the Local Area Plan that could be implemented was provided to Commissioners. There was discussion of improvement options along a stretch of the Frontage Road near the Stuart Road area.

- c. **Samuel Schultz, Community Development Director**

- i. **State conference update**

The conference was cancelled.

- ii. **Budget update**

Budget meetings are being held October 4-6 and final adoption is in November. Digital permitting has been requested. Additional funding for Campus Park has also been requested.

- iii. **TID updates**

The joint Review Board's annual meeting is October 14th at 4:00 PM

At 3:28 PM Commissioner VanBeckum left the meeting. The meeting concluded due to lack of quorum.

7. Adjournment