

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
October 13, 2010

Tom Mueller, Chairman, called the meeting of the Plan Commission to order at 7:00 p.m. Members present included Lee Benes, Tom Steele, Kevin Mataczynski, Christine Nykiel, Jim Hampton and Laura McGucken. Zoning Administrator Dan Dziadosz and Michelle Peter were also present.

MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the September 22, 2010 minutes. Motion carried.

PUBLIC HEARINGS: Immanuel Baptist Church and Ghidorzi Construction requesting a Conditional Use approval for an expansion of the church, primarily a Youth Center, in accordance with RMMC 17.056(3)(c) Indoor Intuitional. The proposed addition (92' x 40') would include a theatre/stage and a café/bible study area: 5100 Hummingbird Road; PC Docket 2010-21. Chuck Ghidorzi presented a brief proposal. The nearly 4000 square foot addition will be a youth center.

Zoning Administrator Dziadosz stated that there had only been one area of non-compliance with the IBC project, strongly urging the church to remain compliant with the usage of the LED signage or face a potential conditional use revocation.

Mark Paulson, 1702 Fern Lane; strongly recommended the Commission to think about the serenity and habitat of the community and not lose sight of the beauty. He also suggested that the church encourage members to use Hummingbird Road not Park Road as a thoroughfare.

Motion by Mr. Mataczynski, seconded by Ms. Nykiel to recommend approval for the Conditional Use request for an expansion of the church for a youth center. Motion carried.

William & Thomas Belongia and HPI Properties requesting a Conditional Use approval and group development modification for a Coffee Shop with drive up/through services, in accordance with RMMC 17.056(4)(h) Indoor Commercial Entertainment, 17.056(8)(k) Indoor Vehicle Sales and Services Incidental to the Principal Lane Use and RMMC 17.058 Group Developments: 3140 Rib Mountain Drive; PC docket 2010-22. Tom Belongia informed the committee of his intent to have a coffee shop at the former Elegant Occasions sight. Hours of operation would be 6 a.m. to 9 p.m. The heaviest traffic would be during the hours of 7 to 10:30 a.m. which would not interfere with the El Mezcal hours of operation.

The Commission discussed at length the signage square footage making sure that ample footage would be available to the other tenant. It was determined about 50 square feet would be needed for Biggby Coffee and the remaining 30 square feet would be used for the tenant on the north side.

No one spoke in favor or against the request.

Motion by Mr. Steele, seconded by Mr. Hampton to recommend approval for the Conditional Use request for a group development modification for a coffee shop with a drive up/thru service and Indoor Commercial Entertainment. Motion carried.

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
October 13, 2010

Kenneth & Mary Wiesman requesting a Conditional Use approval for an addition to a detached garage in accordance with RMMC 17.056(8)(d) Detached Private Residential Garage. The total square footage with the addition will be 1482 (Conditional Use approval for buildings greater than 1000 square feet); 3403 South Mountain Road; PC Docket 2010-23. Kenneth Wiesman appeared requesting the additional storage facility for his antique autos. His family currently restores old vehicles for personal use. The addition would be behind the existing garage and cannot be seen from the road.

No one spoke in favor or against the request.

Motion by Mr. Steele, seconded by Mrs. McGucken to recommend approval for the Conditional Use request to construct an addition to existing detached garage with the total square footage of 1482. Motion carried.

CERTIFIED SURVEY MAP APPROVALS: None.

NEW BUSINESS: 6200 Big pine Lane – Site Plan Alteration for Garage Storage. Zoning Administrator Dziadosz has been approached by the owners of the 4 unit apartments on Big Pine Lane to construct a four stall detached garage. Commission members were in agreement the request was a minor site plan modification that could be handled at the staff level.

17.056(8)(x) Outdoor Wood Burning Units – Detached Energy Systems. Staff has had two generator requests in small residential districts. Members discussed various options and concerns regarding liability issues in granting exceptions (for disability) and determined that they would like to research this request and see how other communities address this matter.

OLD BUSINESS: None

CORRESPONDENCE and QUESTIONS: Mr. Dziadosz explained correspondence regarding a recent application that he received, for a quasi-manufacturing / sales / service type of business. The Commission discussed several existing quasi manufacturing uses, such as Verlo Mattress, cigarette making, welding shops, etc. The consensus was that these were service types of businesses that could be considered under “indoor sales and service” uses. Also discussed was the difference between a “micro-brewery” and a manufacturing “bottling” plant.

AJOURNMENT: Motion to adjourn by Mr. Mataczynski, seconded by Mr. Hampton. Motion carried.
Meeting concluded at 8:07 p.m.

Respectfully Submitted,
Michelle Peter –Acting Secretary
PC_min_101310