

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
MARCH 28, 2012

Vice Chairman Tom Steele called the meeting of the Plan Commission to order at 7:28 p.m. Members present included Tom Steele, Jim Hampton, Christine Nykiel and Lee Benes. Chairman Tom Muellner was excused. Laura McGucken and Kevin Mataczynski were absent. Also present Zoning Administrator Dan Dziadosz and Deputy Clerk Michelle Peter.

**MINUTES: Motion by Mr. Hampton and seconded by Mr. Benes to approve the March 14, 2012 minutes with the corrected spelling of Mr. Hampton. Motion carried.**

**PUBLIC HEARINGS:** None

**CERTIFIED SURVEY MAP APPROVALS:** Review Daisy & Thornapple Road non-conforming lot. Zoning Administrator Dan Dziadosz presented a non-conforming Certified Survey Map. The survey was conducted last year and the owner is seeking to sell off the portion with the house and buildings. Commission members present felt this could lead to spot zoning which is not their direction. It was the consensus to leave the parcel as non-conforming.

**NEW BUSINESS:**

- a. Lokre Companies seeking minor site plan alteration for a remodeling of the Mountain View Shoppes and pre-application discussion on multiple conditional uses within the shopping center; 4500 Rib Mountain Drive; Parcel # 34.152807.01.08: PC Dkt# 2012-11. John Opolka appeared representing Lokre Companies, who is seeking to update the exterior of the shopping center and at a later date upgrade the signage. **Motion by Mr. Hampton, seconded by Ms. Nykiel to approve the minor Site Plan alteration. Motion carried.**

Mr. Opolka informed the Committee that Lokre Companies has been approached by Taco Bell who is interested in constructing a standalone 4000 to 6000 square foot building on the site. The Commission members consensus was the site would become too congested.

- b. Architectural standards discussion; Dan Dziadosz stated that the Town has received comments on uniquely painted commercial buildings, along with people standing on the curb promoting a particular business. Dan asked the members if they would like to see more restrictions of architectural standards in the commercial district, members agreed. Dan stated he would have the summer intern do some research.

**OLD BUSINESS:**

- a. State Park Speedway site plan modifications; PC Docket #2011-13: Vice Chairman Steele recommended that the majority of the members be present to address this issue. He requested this item be placed on the agenda at the first meeting in April.

**CORRESPONDENCE/QUESTIONS:**

- a. The Toy Box; 803 Morning Glory Lane; correspondence and response regarding conditional uses. Members stated the owners should pursue a conditional use request.

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- b. Yach's Body & Custom; 4711 Lilac Avenue; correspondence regarding a unique signage request. Dan Dziadosz informed members if Yach's wanted this type of signage they would need to pursue a conditional use request, seek approval from Public Works and sign a lease contract with the Town. Commission members stated Yach's should present a full set of plans. Members were not generally in support of the request.

**ADJOURN:** Motion by Mr. Benes and seconded by Mr. Hampton to adjourn. Motion carried 4-0.

Meeting Adjourned 7:58 pm.

*Respectfully Submitted,  
Michelle Peter, Deputy Clerk*