

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
July 28, 2010

Tom Steele, acting Chairman, called the meeting of the Plan Commission to order at 7:00 p.m. Members present included Lee Benes, Jim Hampton, Tom Steele, and Laura McGucken, a quorum. Kevin Mataczynski, Christine Nykiel, and Tom Muellner were excused. Zoning Administrator Dan Dziadosz and Deputy Zoning Administrator Bill Hebert were also present.

MINUTES: Motion by Mr. Benes, seconded by Mr. Hampton to approve the June 23rd, 2010 minutes. Motion carried.

PUBLIC HEARINGS: Stavelly LLC, requesting: A Precise Implementation Plan site plan modification for the addition of a 15' x 10' monument sign in accordance with RMMC 17.228 (7) - Modification of an Approved Site Plan. Legally described as Lot 2 – CSM Volume 31 Page 180 (#8227); aka 4440 Rib Mountain Drive. PC Docket 2010-13.

David Guld, of Finishing Touch, described the sign proposal. Currently the mall does not have a free standing sign. The proposed monument sign is proportioned based on readability from Rib Mountain Drive and tenant floor space. The sign is designed to mimic the architectural features of the current mall building. Mr. Guld stated that the applicant is willing to work with staff to find an acceptable location.

Plan Commission members discussed several options. There were considerations of combining the Wendy's sign with the mall tenants, location in regarding visibility and pedestrian safety, overall height, and landlord issues since the mall approval in 1994.

Staff recommended approval subject to resolving the rear culvert issue and keeping the fire lane clear of obstructions.

Motion by Mr. Hampton, seconded by Mr. Benes to conditionally approve the PIP site plan modification for a 15 tall x 10 wide monument sign subject to resolving the culvert issue at Morning Glory Lane and maintain a clear path for the fire lane. Motion carried.

CERTIFIED SURVEY MAP APPROVALS: None.

NEW BUSINESS: None.

OLD BUSINESS: None.

CORRESPONDENCE and QUESTIONS: Staff received an application for a car dealership in a Suburban Industrial district. Outdoor Display, which specifically mentions Car Sales, is not a listed use. There was a discussion on Suburban Industrial and Suburban Commercial districts, the listed uses, and the differences in descriptions. It was determined that retail sales were not the intent of industrial zoning.

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

Respectfully Submitted,
Bill Hebert - Secretary
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