

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
May 23, 2018

Vice Chairperson Laura McGucken, called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Ryan Burnett, Tom Steele and Jay Wittman. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Jay Wittman to approve the minutes of the April 25, 2018 Plan Commission meeting, as presented. Motion carried 4-0. Laura McGucken abstained.

PUBLIC HEARINGS:

- a. *Rachel Rowell, applicant, requests a Precise Implementation Plan amendment to allow for a hatchet throwing business at the property addressed 3109 Rib Mountain Drive. Parcel #34.102807.001.042.00.00. Docket #2018-20.*

Community Development Director, Steve Kunst, noted the request for the Precise Implementation Plan amendment is to allow for a type of business defined as “Indoor Commercial Entertainment”. He indicated the tenant is looking to occupy the southernmost space in the UDD project as approved in three phases starting in 2006.

Rachel Rowell, applicant, stated the idea started in the eastern United States and has spread west. Rowell noted people rent a lane, an expert teaches you how to properly throw the hatchet, and lanes are fully enclosed including the ceiling.

Chairman Harlan Hebbe joined the meeting at 6:35pm and resumed chairing the meeting.

Plan Commissioners questions and comments with the applicant’s responses are indicated as follows:

- How many lanes are proposed and how many people are allowed per lane?
 - o Rowell noted there would be 15 total lanes, with one person and the expert in the lane while teaching at a time.
- Do you plan to serve alcohol?
 - o Rowell indicated they do not plan to serve alcohol at this time, but they may consider it in the future. Kunst stated an approval of the indoor commercial entertainment use would allow for the applicant to apply for a liquor license with the Town and only need Town Board approval.
- How many square feet is the space?

- Rowell noted the area of the tenant space was approximately 3'600 square feet.
- Parking is the greatest concern with the proposal.
 - Rowell indicated parking was an initial concern for her as well, but after she spoke with the property owner, she felt more confident there would be enough parking because of the hours of operation are generally after other tenants have closed for the day, allowing for approximately 25 parking spaces.
- What are the hours of operation?
 - Closed Monday, Fridays and Saturdays will be 5pm to 11pm and the remaining days would be 5pm to 10pm.
- How are lanes reserved or scheduled?
 - Rowell noted on league nights, teams have specific times they would throw, but on open nights you would reserve lanes similar to bowling.
- How many people could a league night bring?
 - The applicant indicated the maximum capacity for the building is 300 people; however if all lanes and tables were full at a given time they would be able to accommodate ,90 people. She noted, at that volume of people, things would be pretty tight and she would potentially ask her employees to carpool to free up parking spaces.
- What is the typical staffing level?
 - Rowell anticipated a typical night to have four (4) employees
- There are only 17 parking spaces around the building and only four in front of the tenant space, where will people park if you have 90 people?
 - Rowell stated 90 people may never happen, but it's a worst-case scenario plan. She also noted all of the parking spaces with in the strip mall are open for all customers aside from a few specific parking stalls for Miracle Ear when they are open. Additionally, she indicated the only businesses in the complex that are open during her hours of operation are the vapor shop and liquor store which opens a significant amount of available parking throughout the entire lot.
- Have you had conversations with other businesses in the complex related to the parking impact?
 - The applicant stated they have spoken with other business owners, noting they have to work as a team otherwise it does not work for anyone when they are busy.
- Are there any safety concerns with the proposed use?
 - Rowell noted she had some concerns when she initially heard about the business, but after participating and understanding the business, she would allow her 10-year-old to throw hatchets. She also noted there have not been any significant injuries and you do not where protective equipment.
- Are there any other places to stripe parking stalls on site or to add more pavement?
 - Kunst indicated there is likely little room for an additional parking lot on the subject property, but noted there have been some conceptual parking plans drawn up previously for diagonal parking. However, because of the Rib Mountain Drive project which acquired more right-of-way in that area, there may not be room for additional pavement to accommodate that layout.

Commissioners continued discussion of potential parking layout changes or modifications. They debated the total number of parking spaces needed and the calculations used to define that number. Kunst noted based on what the applicant anticipates for typical daily customers and employees, the parking requirement appears to be closer to 10, but if the maximum capacity of the building is used, parking would need to range from 33 to 70. He also confirmed the entire development has 61 parking spaces. There were some concerns about parking on league nights, to which the applicant indicated they would consider not having leagues until additional parking was determined. Commissioners reiterated the parking concerns noting they wanted to make sure people were not having to park across the street and the current parking area remained safe and usable. They also indicated they need to be aware of the parking situation if another tenant with later hours of operation were to use the space creating added parking concerns.

Chairman Hebbe opened and closed the Public Hearing at 6:55 PM with no comment.

Motion by Jay Wittman, second by Laura McGucken to recommend approval of the Precise Implementation Plan to allow for a hatchet throwing business at the property addressed 3109 Rib Mountain Drive conditioned upon the applicant/tenant and building owner working with staff to maximize the parking spaces available onsite. Motion Carried 6-0.

b. Thomas and Larissa Zompolas, owners, request conditional use approval for construction of a detached, private residential garage in excess of 1,000 square feet of gross floor area in a residential zoning district at the property addressed 8206 Wintergreen Road. Parcel #34.35.000.002.00.00. Docket #2018-21.

Kunst noted the request is to replace an existing detached garage with a larger one less than 1,500 square feet but greater than 1,000. He also indicated the sidewall height, overall height, and siding materials fall within the permissible parameters of the code and the metal roof proposed will match the house when it is reroofed.

Plan Commissioners had the following questions and comments accompanied by the applicant's responses.

- Would the size of building proposed be allowed if it were attached to the house?
 - o Kunst noted it would be allowed, with lot coverage area being the only real restriction on its footprint.
- What is the current size of the garage?
 - o Thomas Zompolas, owner, noted the current garage is 28x30 and built in the 1960's.
- Is it on the same site as the current garage?
 - o The applicant noted the new garage will essentially be in the same location with a bit of a twist to better accommodate the site.
- What is the current lot size?
 - o Zompolas stated they have 3.08 acres.

- Will the same driveway be used?
 - o The applicant indicated he will keep the same driveway.
- Have you spoken with neighbors about the new building?
 - o Zompolas indicated he has spoken with neighbors that would be driving past it and most appeared accepting. Kunst noted staff had not received any comments about the project from neighbors.
- What is its intended use?
 - o The applicant noted it would be for vehicle storage with the long-term plan to divided off a section for a workshop
- Will it have electricity or water?
 - o Zompolas noted the garage will have electricity, but no water.
- Will the front face of the garage match the house?
 - o The applicant noted his intent is to remove the siding from the current garage to save for use on the front façade of the new garage to match the house.

Chairman Hebbe opened the Public Hearing at 7:03 PM.

The applicant asked for clarification on the duration of the approval. Kunst noted the conditional use approval is good for 365 days and once a permit is issued you would have 6 months to start and 6 months to finish.

The Public Hearing was closed at 7:05 PM.

Motion by Jim Hampton, second by Tom Steele to recommend approval of the conditional use request for construction of a detached, private residential garage in excess of 1,000 square feet of gross floor area in a residential zoning district at the property addressed 8206 Wintergreen Road, as presented. Motion carried 6-0.

NEW BUSINESS:

- a. *Cory Holzhauer, applicant, requests a pre-application conference regarding a potential rezoning application. Docket #2018-17.*

Community Development Director Kunst stated the applicant is looking for feedback related to a potential rezoning of the property on the southwest corner of Bittersweet Rd and South Mountain Rd for the development of a new regional headquarters for Scherrer Construction.

Cory Holzhauer, applicant, noted they are considering the purchase of the subject property for the development of their regional headquarters which would consist of 3,000 square feet of office space, 4,000 square feet of shop space and a fenced in area for outdoor storage of material and equipment. The applicant also noted the size of the property would allow for additional development, like an assisted living facility, which Scherrer Construction is familiar with.

Commissioners asked questions regarding fence height, the types of items stored outside and the road access point on South Mountain Road to gain get a better understanding of the proposal. The Commission generally indicated they were confident the building and storage area would be an attractive development; however, they were more accepting of the assisted living facility than the office building and storage area, noting they would prefer to see the area stay more residential. Commissioners noted they hope the applicant is able to find a more suitable location within the Town for this business.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Electronic Message Centers - Kunst asked the Plan Commission members for clarification on their intent to regulate electronic message centers and if it was intended to apply to electronic menu board displays are used as internal auxiliary signage. Commissioners indicated the internal signage not intended to advertise toward a road was a different sign all together, but the parameters of use, like brightness and transitions should remain.

Dog Park – Kunst noted the Town Board approved the recommendation for the Dog Park with additional conditions including the privacy fence be 8’ in height.

Countywide Addressing – Kunst indicated the Town expects a ruling in the near future.

PUBLIC COMMENT:

Tom Steele pointed out the increased single-family residential development in Town, which lead to brief discussion on the number of homes in process and the anticipated number of permits that will be received this year.

ADJOURN:

Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 7:30 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator