

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
July 9<sup>th</sup>, 2014

Chairman Tom Muellner called the meeting of the Planning Commission to order at 7:00 p.m. Commission members present included Jim Hampton, Laura McGucken, Kevin Mataczynski, and Tom Steele. Also present were Zoning Administrator Dan Dziadosz and Streets and Parks Superintendent Scott Turner. Lee Benes and Christine Nykiel were excused.

MINUTES:

**Motion by Tom Steele to approve the June 11<sup>th</sup>, 2014 regular planning commission meeting minutes. Seconded by Jim Hampton. Motion carried 6-0.**

PUBLIC HEARINGS:

- a. **Matt Gokey requesting Conditional Use approval to allow for roof-mounted solar panels as a detached energy system on the property addressed 7610 Woodsmoke Road; per RMMC Sec. 17.056(8)(x) – Detached Energy Systems; Premises legally described as Woodsmoke Subdivision Lot 15; Parcel #34.945.000.015.00.00; PC Docket # 2014-15**

Chairman requested staff to explain the project review memo, which Dan Dziadosz did, explaining that this was to be 425 square feet of roof mounted solar panels, on the south facing rear yard elevation of the home. No one will see the panels, as there is no development to the south of the project. Mr. Matt Gokey confirmed the discussion. No one else appeared at the public hearing.

**Motion by Laura McGucken to recommend approval of the conditional use for the installation of the solar panels as presented. Seconded by Jim Hampton. Motion carried 5-0.**

- b. **Stratford Sign Company** (representing Lokre Companies & Hu Hot Mongolian Grill) **requesting Unified Development District Precise Implementation Plan Modification approval to allow for LED border tubing to be installed on the exterior of the tenant space addressed 4530 Rib Mountain Drive; per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures; Premises legally described as part of NE ¼ NE ¼ of Section 15 T28N R7E – Lot 1 of CSM Vol. 32 Pg. 45 (#8277); Parcel #34.152807.001.008.00.00; PC Docket #2014-16**

The manager of the new Hu Hots restaurant appeared to discuss adding an L.E.D. decorative border to their tenant space. The commission reviewed the drawings and elevations as submitted. The LED bands would be for this tenant space only, and was being requested because of the new Dunkin Donuts building being built in front of their building. No one else appeared at the public hearing.

**Motion by Jim Hampton to approved the LED light request as submitted. Seconded by Kevin Mataczynski. Motion carried.**

CERTIFIED SURVEY MAP APPROVALS:

- a. **JCW Enterprises, Inc. requesting Certified Survey Map Approval to combine and subdivide the parcels addressed 3201 Rib Mountain Dr., 3205 Rib Mountain Dr., & 1404 Oriole Ln.; Parcel #'s: 34.102807.001.041.00.00, 34.102807.001.026.00.00 & 34.102807.001.024.00.00; PC Docket #2014-17**

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Mr. Eric Drazkowski, of Excel Engineering, appeared to present the certified survey map request for the purposes of creating a new parcel for a proposed "Bio-Life Plasma Facility". Mr. Drazkowski also requested staff approval for modifications of the certified survey map, due to slight changes in how the outlots were going to be handled. Staff comments revolved around specifying the areas to be dedicated to the Town of Rib Mountain, for "highway purposes" (for sidewalk placement). Engineer Turner explained that he was seeking a minimum of 13 feet behind the curb for minimum sidewalk installation. That results in the dimensions as shown on the certified survey map. There was also a lengthy discussion about the status of the outlots in relation to the navigable stream and wetland areas. Mr. Bill Schofield appeared to also discuss the benefits of the Bio-Life project and how it meets the goals of the neighborhood for a low intensity service type of business in lieu of another strip mall. Lot 2 is being kept by the present owner for a future townhouse type of development, which may be presented in the near future. Further discussion was held about the 2017 sidewalk project, and the CSM's outlot 2 should reflect any necessary dedication for the proposed sidewalk placement within 13 feet of the back of the curb.

**Motion by Laura McGucken to recommend approval of the revised certified survey map as presented by Excel Engineering, subject to the land dedications as shown on the map for Rib Mountain Drive sidewalk. Motion carried.**

NEW BUSINESS:

- a. **JCW Enterprises, Inc. requesting site plan review and approval of the proposed BioLife Plasma Services plasma donation center on the parcels addressed 3201 Rib Mountain Dr., 3205 Rib Mountain Dr., & 1404 Oriole Ln.; Parcel #'s: 34.102807.001.041.00.00, 34.102807.001.026.00.00 & 34.102807.001.024; PC Docket #2014-18**

Dan Dziadosz went through the packet with the commission explaining that this project was a site plan approval only, and is a permitted use within the zoning code. Engineer Eric Drazkowski also presented the site plan and discussed the tight site, corporate parking requirements, Shoreland and wetland limitations. The Commission discussed the fence used for the bufferyard and required the six foot wood fence in the street yard bufferyard. The commission also discussed and approved of use of existing vegetation in lieu of the landscaping points missing. There was a lengthy discussion about the Town's Engineers' (AECOM) memo requesting driveway placement. Engineer Turner also participated in the discussion explaining that the proposed driveway location is within the proposed turn lanes at the intersection, and does not line up with the southern shopping center driveway.

Mr. Schofield discussed the national corporation that Bio-Life is, and how this model has been used successfully nation-wide. Chairman Meullner stated that the plan appeared to be as good as it gets considering the amount of site constraints. Engineer Turner again requested that the applicant install the sidewalk as a function of their project. Engineer Drazkowski complained about the utility burial costs approaching \$80,000. Plus the costs of sidewalk improvements as a very limiting up front expense to a project.

**Motion by Tom Steele to approve the site plan with access as submitted, subject to: final review and approval of the Stormwater by staff; and the applicant signing a developers' agreement regarding the burial of utilities and placement of sidewalk as a function of the 2017 Rib Mountain Drive reconstruction project; requiring the use of the six foot tall buffer-yard fence, as well as the natural landscaping in lieu of points. Seconded by Laura McGucken. Motion carried.**

OLD BUSINESS: NONE

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CORRESPONDENCE / QUESTIONS:

- a) *Joint meeting with the Town Board – The town board requested a joint meeting at 5:30 PM, on Tuesday, July 15<sup>th</sup>, 2014, for the purposes of discussing land uses, in particular active and passive recreational uses. The Commission agreed subject to the Board providing pizza.*
- b) *Dan Dziadosz presented a new parking plan that was just e-mailed regarding the HuHots restaurant. The developer is requesting a modification from the Town Board approved site plan. The commission briefly discussed it and stated that they would not support any modification without a precise implementation plan approval being properly noticed and heard. Also, the rough sketch submitted did not show any engineering in relation to truck traffic turning radii, etc.*

ADJOURN:

**Motion by Tom Steele and seconded by Kevin Mataczynski to adjourn. Motion Carried 5-0.  
Meeting Adjourned at 8:48 p.m.**

Respectfully Submitted,  
Dan Dziadosz, Zoning Administrator