



MINUTES

1. CALL TO ORDER

Greg Buckley called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Greg Buckley, Kay Koach, Matt Heckenlaible, Adam Wachowski and Pat Klein.

Excused: Rick Inman, Kristin Lee

Also Present: Ryan Ross, Jake Ross, Tara Ross, Bobbie Mahn, Nathan Schultz, Bill Kling, Gary Hein, John Tuesburg, Daryl Hassemer and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Request to amend a Conditional Use Permit for Ross Auto & Transmission Service located at 2005 Hawthorne Avenue, in the Business District (B-2), submitted by TR Storage LLC (applicant and owner).

B. Request to amend a Conditional Use Permit for Green Acres Landscaping at 2005 Hawthorne Avenue, in the Business District (B-2), submitted by TR Storage LLC (applicant and owner).

Agenda Items A and B were discussed in tandem. The Plan Commission and public met on site to discuss and visualize the property. Following the June Plan Commission meeting for TR Storage, the Ross Auto Service CUP, as well as the Green Acres Landscaping CUP are to be amended because of the non-compliance issues.

Ryan Ross walked with the Plan Commission around the site. It was shown that the site has been cleaned up immensely and is now properly reflecting the new site plan. The tires, bins, and dumpster behind the main building are within the designated location and are screened off by means of plants and trees along the side of the property. The main building also serves as screening from the south and east. Mulch, stone, and topsoil are also being stored in the designated locations on the site plan. The property owner will be planting trees, as shown on the site plan to screen these piles.

Matt Heckenlaible recommended that the owner update the site plan to allow for 2-way traffic on the east side of the property. Ryan Ross agreed, in which he plans on updating the site plan, as well as extending the gravel to allow for the 2-way traffic. The U-Haul business will no longer be operating on this site. The location on the east side of the property will no longer be used for parking vehicles.

Plan Commission also recommended the owner to update the site plan to show parking spaces in the front of the property, as well as marking the dumpster location behind the building.

Lastly, it was discussed that no yard waste will be stored on site, such as dumping or storing these materials. Used or stored oil bins will not be stacked and will be kept to a minimum out of view of the general public similar to tire and metal storage.

A motion was made to recommend the approval of the requested CUP (Item A), with the following conditions:

- The hours of retail operation shall be modified to 7am – 7pm.
- Modification of 2-way traffic along the eastern drive into the property

Motion made by Heckenlaible, seconded by Wachowski.

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Klein, Wachowski

Motion Carried

A motion was made to recommend the approval of the requested CUP (Item B), with the following conditions:

- The hours of retail operation shall be modified to 7am – 7pm.
- No storage of compostable materials
- Sod will be stored behind the house / shop adjacent to the water hose

Motion made by Koach, seconded by Wachowski.

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Klein, Wachowski

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 6:20 PM.

Motion made by Koach, seconded by Wachowski.

Respectfully submitted, Adam Taylor, Recording Secretary