



---

**MINUTES**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Present: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Adam Wachowski.

Also Present: Tracey Koach, Bonnie Shimulunas, Doug Brandt, Mark Bittner, Darla LeClair, Tim Petri, Jason Ring, Tricia Mullenbach, Kari Keller and Recording Secretary Adam Taylor.

**3. ACTION ITEMS**

**A. Request for a Conditional Use Permit for a drive-through operation for Taco Bell located at 1803 Washington Street, in the Business District (B-1), submitted by Pacific Bells (applicant) and CEHOG I LLC (owner).**

The proposed Taco Bell is a 2,239 square foot building which contains a drive through operation that leads traffic to the North and West around the site. Drive through traffic has the option of exiting onto Washington Street or looping around the parking lot and exiting onto 18<sup>th</sup> Street.

The Plan Commission began by discussing the hours of operation and traffic flow on the site. It was agreed upon that the drive through will have hours of operation of 8:00am – 3:00am. The site plan shows a second bypass drive through lane. The Plan Commission Board would like to see the second lane removed, as it would focus the drive-through traffic into one lane and could also provide space for more landscaping. The applicant explained that deliveries will not negatively impact traffic flow, since the deliveries take place in the early morning hours. There are also potential issues that could arise with traffic exiting onto Washington Street. Since this is close to the intersection, discussion was had over the possibility of this being a right-turn only exit.

Jason Ring presented comments from the Main Street Committee. The main point of discussion expressed concerns surrounding the newly painted mural. The proposed building is setback 38 feet from Washington Street, so it may block a portion of the mural. The applicant explained that there should be enough room for the building to shift 10 feet to the east, to allow for a better view of the mural. This is also possible because of the elimination of a second drive through bypass lane.

A motion was made to recommend the Conditional Use Permit to the City Council with the following conditions.

- Change the hours of operation stated on the CUP to 8:00am – 3:00am.
- The drive-through lane shall be shifted over to the east to reflect one lane of travel.
- The proposed building shall be shifted over 10 feet to the east.
- After 1-year of business operations, the Plan Commission will revisit the possibility of implementing a “right turn only” onto Washington Street if the Police Department deems necessary.

Motion made by Wachowski, seconded by Inman.

Roll Call Vote:

Voting Yea: Buckley, Inman, Lee, Heckenlaible, Wachowski.

Voting Nay: Koach

Motion Carried

**B. Review of Site and Architectural Plan for the construction of a Taco Bell restaurant at 1803 Washington Street, submitted by Pacific Bells (applicant) and CEHOG I LLC (owner).**

With the discussion stated in Item A, an updated plan will be necessary for approval. It was also discussed that there should be a screen or landscape buffer along the east property line, to reduce headlights shining into the neighboring property.

A motion was made to table this item to the February Meeting to give the architects time to update the plans to reflect the changes to the building location as well as adding landscaping as a buffer.

Motion made by Wachowski, seconded by Lee.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

**4. ADJOURNMENT**

Motion to adjourn at 6:52 PM.

Motion made by Koach, seconded by Wachowski.

Respectfully submitted, Adam Taylor, Recording Secretary