

PLAN COMMISSION

July 8, 2009

The Plan Commission convened and was called to order by Chairperson-Mayor Marsh.

Present at roll call were: Members Mayor Ron Marsh, Nate Klassy, Ronald Spielman, Keith Ingwell, & John Frantz. Also present were Zoning Administrator Rex Henke, Engineering Supervisor Alan Gerber, City Attorney Rex Ewald, Mike Lambert with M & D Truck and Equipment Sales, Ron Fager with Walmart, Hank Gempeler with Foley & Lardner, Alderperson Jan Lefevre, and Tom Konopacki. Members William Bethke and Paul Sniff were absent at roll call.

Purpose of Meeting:

1. Discuss and possibly approve conditional use permit for office space for property located at 536/538 27th Avenue
2. Discuss and possibly take action regarding expansion of M&D Truck & Equipment Sales in Monroe Business and Industry Park
3. Discuss and recommend to Council to vacate and discontinue alley remnant within Northeast Park PUD
4. Discuss and possibly take action regarding request for redesign and relocation of monument signs for Wal-Mart PUD

Motion made by Keith Ingwell and seconded by Ronald Spielman **to approve the minutes** from the January 14, 2009 Plan Commission meeting. Motion carried.

1. Discuss and possibly approve conditional use permit for office space for property located at 536/538 27th Avenue

Tom Konopacki was present and explained that the property at 536/538 27th Avenue was initially a Jehovah's Witness Kingdom Hall. Mr. Konopacki renovated the building into a duplex. Crossroads Community Church and Green Haven have shown interest in renting space. Crossroads Community Church would like the space for offices and for their youth group. Green Haven would like the space for eight to ten offices and they would be within walking distance of the Justice Center.

City Attorney Rex Ewald informed members that the Conditional Use Permit presented did not specify what type of office space was needed. Therefore, the Plan Commission would have to approve general office space. Attorney Ewald provided the option that Mr. Konopacki could determine a specific use for the office space and then come back to the Plan Commission.

Motion made by John Frantz and seconded by Nate Klassy to postpone this agenda item until specific information about the use and ramifications of the office space are obtained. Motion carried.

2. Discuss and possibly take action regarding expansion of M & D Truck & Equipment Sales in Monroe Business and Industry Park

Mike Lambert, co-owner of M & D Truck & Equipment Sales, spoke on the expansion of his business and prospects of obtaining more land. He is interested in one lot.

Plan Commission members asked Mr. Lambert if he would entertain a lease agreement, in which he would have the first right to purchase. Mr. Lambert said that would be a "viable option." Also, members proposed that Mr. Lambert reach an agreement with Director of Public Works, Kelly Finkenbinder.

Motion made by Nate Klassy and seconded by Keith Ingwell to postpone this agenda item and bring it back to the Plan Commission after a discussion has taken place between Mr. Konopacki and Director of Public Works Kelly Finkenbinder regarding the arrangements that will be made. Motion carried.

3. Discuss and recommend to Council to vacate and discontinue alley remnant within Northeast Park PUD

Engineering Supervisor Alan Gerber informed members that this is the formal vacating of the alley for the Rast Condo units that was mentioned in the Northeast Park PUD agreement. The easements are in place for the sanitary and storm sewer that is in the area.

Motion made by Keith Ingwell and seconded by Ronald Spielman to vacate and discontinue alley remnant within Northeast Park PUD. Motion carried.

4. Discuss and possibly take action regarding request for redesign and relocation of monument signs for Wal-Mart PUD

Hank Gempeler with Foley & Lardner was present and informed members that they would like to move the monument sign from the north entrance to the southwest corner, which is the primary entrance. They would then like to move the high pylon sign to the southeast corner, to improve visibility from Highway 11 and County N. The signs would be similar to the color and material of the new building. Nate Klassy questioned whether the pylon sign will be visible from the west. According to Mr. Gempeler, the sign should be visible from the west, as well as from the east.

There was a short discussion about the square footage and height of the signs at this time. Members were considering Walmart's neighbors and they did not want to create "sign wars," where other businesses will be coming to the Plan Commission asking for 50 foot signs.

Rex Henke informed members that the higher the sign is the less of a problem the light will be.

Motion made by Keith Ingwell and seconded by Nate Klassy to approve the redesign and relocation of the monument signs for the Wal-Mart PUD. Motion carried.

Nate Klassy questioned the status of Fastenal. According to Rex Henke, Fastenal has hired a landscape designer.

Motion made by Keith Ingwell and seconded by Nate Klassy to adjourn. Motion carried.

Darci J. Dammen - Secretary