

February 4, 2019 (Plan Commission Meeting)

**PLAN COMMISSION MEETING**

**MONDAY, FEBRUARY 4, 2019 (Rescheduled from January 28, 2019)**

**6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Nohr called the meeting to order at 6:00 p.m.

Present: Nohr-Valley, Capichano-Simmons, Dart (arrived at 6:01p.m.), Honold, Nyberg, Ropp, Wheeler

Excused: Kornowske, Kowalzek-Adrians

Also Present: Fuller, Lange

MODIFY/ADOPT AGENDA

**Wheeler / Ropp moved to adopt the agenda as presented. Motion carried.** (Dart not present for vote)

MINUTES FROM DECEMBER 17, 2018

(Dart arrived at 6:01p.m.)

**Nyberg / Ropp moved to approve the minutes dated December 17, 2018 as presented. Motion carried.**

ANNOUNCEMENTS

- None.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Would like to see the Village Board use the excess funds from the Stadium Tax Refund to access the Fox River Trail between Allouez Avenue and W. St. Joseph Street.
- Suggested the village require access to the Fox River Trail for Planned Development District projects receiving village funds.

ACTION RE: PETITION FROM MCDONALD'S USA LLC REQUESTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT DISTRICT TO RENOVATE THE EXISTING DRIVE-THRU RESTAURANT ON PARCEL AL-50-8, LOCATED AT 1903 S. WEBSTER AVENUE

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Staff provided a brief background of the existing site at 1903 S. Webster Avenue and explained the proposed project.

Kevin Shay, project architect from Landform Architects, was present via phone to discuss the project and answer any questions on behalf of McDonald's USA, LLC.

Discussion included:

- Reason for the Planned Development District (PDD) – the business is an existing non-conforming use and proposed improvements cannot exceed 50 percent of current improvement value.
- Property owner and existing business.
- Comprehensive Plan and Riverside Drive and Webster Avenue Corridor Study – suggests any drive-thru restaurants locate the drive-thru at the rear of the building.
- Bicycle rack – would like to see an “inverted U” bicycle rack or something similar to replace the existing bicycle rack.
- Greenspace.
- The Webster Avenue Concept Plan.

**Wheeler / Ropp moved to open the meeting for public comment. Motion carried.**

Jim O'Rourke, 2339 Oakwood Avenue

- The village should have Somerville amend the Webster Avenue Concept Plan to show McDonald's in the plan.

**Dart / Honold moved to return to regular order of business. Motion carried.**

**Dart / Wheeler moved to recommend to the Village Board preliminary approval of the Planned Development District to renovate the existing drive-thru restaurant on parcel AL-50-8, located at 1903 S. Webster Avenue. Motion carried.**

#### NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, February 25, 2019, 6:00p.m.

Agenda items: Update on the Zoning Code Project, approval of the 2018 Plan Commission Annual Report, discussion of Fox River Trail access, possible development projects

#### ADJOURNMENT

**Dart / Nyberg moved to adjourn at 6:20p.m. Motion carried.**

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.