

**City of Franklin
Plan Commission Meeting
March 9, 2017
Minutes**

Approved
March 23, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the March 9, 2017 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Patricia Hogan, Patrick Leon, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners Kevin Haley and David Fowler. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl and Director of Economic Development Aaron Hertzberg.

B. Approval of Minutes

- 1. Regular Meeting of February 23, 2017.

Alderman Dandrea moved and Commissioner Hogan seconded approval of the February 23, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-0).

C. Public Hearing Business Matters

1. X-PER-T’S SERVICES, INC. LANDSCAPING, SNOW REMOVAL AND BUILDING MAINTENANCE BUSINESS. Special Use application by Brian F. Drumel, owner, X-Per-T’s Services, Inc., to operate a landscaping, snow removal and building maintenance business upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 8833 South 27th Street; Tax Key No. 855-9908-001.

Planning Manager Dietl presented the request by Brian F. Drumel, owner, X-Per-T’s Services, Inc., to operate a landscaping, snow removal and building maintenance business upon property zoned B-4 South 27th Street Mixed-Use Commercial District.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:04 p.m. and closed at 7:04 p.m.

Commissioner Leon moved and Commissioner Hogan seconded a motion to postpone and continue the Public Hearing to April 6, 2017 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (4-0-0).

2. MULTI-TENANT RETAIL BUILDING WITH A DRIVE THROUGH FACILITY. Special Use application by Steven W. Doran, Managing Member of Daybreak Capital, LLC, to allow for construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility within the outlot at

Planning Manager Dietl presented the request by Steven W. Doran, Managing Member of Daybreak Capital, LLC, to allow for construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility within the outlot at the front of the Hobby Lobby building located at 6807 South 27th Street.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened

the front of the Hobby Lobby building located at 6807 South 27th Street, property zoned Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club); Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352B. Allowance of 51% more parking than required under Section 15-5.0203 (68 spaces requested) subject to applicant providing additional landscape plantings beyond the amounts required by the Unified Development Ordinance.
- b. 15-3.0355B.7. Allowance for windows with glazing and gray film and without pediments at the top, on the building’s east facade. Tax Key No. 738-9974-008.

at 7:11 p.m. and closed at 7:14 p.m.

Commissioner Leon moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0352B. pertaining to parking. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Leon moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355B.7 pertaining to windows. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use to allow for an eating and drinking places use upon property located at 6807 South 27th Street, amending Condition No. 5 of the draft resolution to strike “obtain approval from” and replace with “notify” and adding “and attempt to return to the City acknowledgement from easement holder,” following “respective easement,.” On voice vote, all voted 'aye'. Motion carried (4-0-0)

D. Business Matters

- 1. None.

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of March 9, 2017 at 7:27 p.m. All voted 'aye'; motion carried. (4-0-0)