

**MINUTES OF THE PLAN COMMISSION MEETING
MONDAY, DECEMBER 13, 2010 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, December 13, 2010 at 7:30 P.M. Present were Dave Cihasky, Peter Drogemuller, Jeffrey Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Jane Lardahl, Rick Rubenzer, Tom Hubbard and Mayor Greg Hoffman. Also attending were David and Patricia Gutknecht, Brandy Parkhurst, David Crane, Building Inspector Paul Lasiewicz and Alderperson George Adrian.

1. **Motion** by Hubbard, seconded by Tzanakis, to approve the minutes of the November 8, 2010 Plan Commission meeting. All present voting aye. Motion carried.

2. Brandy Parkhurst appeared to support his petition for a Special Use Permit to construct and operate a modern arcade in the existing building located at #440 W. Elm Street (Parcel #2480). Mr. Parkhurst described his arcade as shown on the attached letter. It will be an arcade featuring the latest gaming systems to be enjoyed in a clean, secure and safe environment and in a convenient location. Existing outdoor lighting and an existing sign will be utilized. The Commission noted that any additional outdoor lighting or signing would require a detail to be submitted to the Engineering Department. Alderperson Lardahl inquired about how smoking would be handled. Mr. Parkhurst stated that smoking would be discouraged by not building any additional buildings but that smoking would be allowed outside the arcade. He also stated that he would discourage truancy by only being open for limited times while school was in session. After some additional discussion, there was a **motion** by Hubbard and a second by Cihasky, to recommend that the Common Council conduct a public hearing to consider the request of Brandy Parkhurst for a Special Use Permit to construct and operate an arcade in the existing building at #440 W. Elm Street (Parcel #2480). Said hearing to be scheduled contingent upon 1) Receipt of a \$300 legal notice fee, 2) Proper notification of adjacent property owners, 3) Submission of additional outdoor lighting details, and 4) Submission of additional outdoor signing details. All present voting aye. Motion carried.

3. Dr. David Crane appeared to request the use of a Certified Survey Map to create two (2) lots in the Summit Park Condominium Plat. Mr. Crane gave a brief history of the Summit Park Condominiums (created in the early 2000's) and presented a plan to serve the two proposed lots with water and sanitary sewer. He noted that easements for sewer and water services across the condominium property were being drafted. He stated that he would request a rezoning for the two lots from multi-family to single family residential zoning. He has discussed the proposal with some adjacent neighbors and noted they were in favor of the request to create single family homes at this location. Rubenzer stated that creation of flag lots in subdivision planning is not typically allowed but in individual cases involving existing divided parcels, such as this one, a better and more efficient use of the land is a reason for allowing such a subdivision. **Motion** by Cihasky, seconded by Smith, to recommend the Common Council approve a Certified Survey Map (attached) subdividing the Summit Park Condominiums into two single family residential lots contingent upon 1) Receipt of the \$100 Certified Survey review fee, 2) Sanitary and Water easements across the condominium property being recorded

and 3) Dr. Crane recording the Certified Survey upon Council approval and providing the City Engineering Department with a copy of the recorded Certified Survey Map. All present voting aye. Motion carried.

4. **Motion** by Hubbard, seconded by Tzanakis to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:09 P.M.

Richard J. Rubenzer, P.E.
Secretary, Plan Commission