

**CITY PLAN COMMISSION
MONDAY, MARCH 19, 2012 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

Meeting called to order by Mayor Connors at 6:30pm.

Roll Call: Commissioners Olson, Skates, Flower, Poetzinger, Alderman Hartz and Commissioner Hill. Also Present: Mayor Connors, City Attorney Draper, Building/Zoning Administrator Brugger, City Administrator Jordan, and Administrative Assistant Special. City Planner Slavney was excused.

Hartz/Poetzinger motion to approve the February 20th 2012 minutes. Motion carried.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes. Applicants will be allowed when their item is discussed.

None.

Correspondence.

Objection letters/emails received from: Ron and Camille Grabski, Jeff Maiers, Lee Hedman, Doug Barnes, Ellen Rivers, Katie Anderson and Diane Muzzy for agenda item #9 (Conditional Use Application for 421 Baker Street).

Letter in favor of project at 220 Cook Street received by Ted and Trish Schaffer.

All of these letters of correspondence will be on file at the Clerk's office.

Public Hearing and recommendation on a Zoning Map Amendment from (NO) Neighborhood Office to (PD) Planned Development and for approval of a General Development Plan and Precise Implementation Plan filed by Jeffrey and Beverly Leonard, 1504 Dodge Street, Lake Geneva, WI 53147, to allow for flexibility in zoning requirements and land use at 905 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00243A. Jeffrey and Beverly Leonard, 1504 Dodge Street approached the podium and explained the project proposed this evening. They would like to add a conservatory to the north end of the parcel. This would make the area more attractive and complete. Hartz asked about the Trash collection and not being able to get back to where the dumpster is proposed to be. Mr. Leonard explained that he has been wheeling it out to where it can be collected due to the pavers currently out on the lawn, for the last five years, as they (the pavers) cannot handle the weight from the garbage truck. He is familiar with still wheeling it out to where it can be accessed. Skates asks for clarification to allow the outdoor Ecuadorian flute music. Brugger explains how this will be able to be applied for like similar other businesses in the downtown district (through a temporary use permit) and be allowed for up to 12 days per year. They currently only do it during Oktoberfest under the Chamber of Commerce permit and it seems to go well.

Joe Railton, 930 Geneva Street. He doesn't have a problem with it when it is acoustic but he doesn't care for it when it's amplified. He just wants it to be a quiet block and keep it residential. He would like to see the other homes to the west of this property returned to residential as they have not operated at a business for over 1 year. He does not want to see the restaurant next door pouring out into the Delaney property.

Ken Wenz, 1807 Miller Court. He spoke in support of the proposal by Delaney Street and would like to see them continue to improve on that property as that end of the downtown has gotten better over the last few years.

Tara Trent, 1103 Geneva Street. She is the president of the Maple Park Home Owners Association. She wanted to say that she expresses others' support for this project.

Hartz/Flower to close the public hearing. Motion carried. **Hill/ Hartz motion to approve the Zoning Map Amendment from (NO) Neighborhood Office to (PD) Planned Development and for approval of a General Development Plan and Precise Implementation Plan filed by Jeffrey and Beverly Leonard, 1504 Dodge Street, Lake Geneva, WI 53147, to allow for flexibility in zoning requirements and land use at 905 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00243A including staff recommendations.** Hartz comments that the Comprehensive Plan called for neighborhood mixed use and this is a continuation for what the plan calls for. **Motion carried unanimously.**

Public Hearing and recommendation on a Conditional Use Amendment Application filed by Ken Wenz, 1807 Miller Court, Lake Geneva, WI 53147, to extend the eating and drinking areas to the courtyard (Outdoor Commercial Entertainment) at 220 Cook Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00243. Ken Wenz approached the podium and explained his project. He explains how this is good for the man as he waits for the lady to shop, or for waiting for the restaurant to have an open spot. Since he has a yard to have the tables and chairs, he will be off the sidewalk and will still have plenty of exit clearance. This is to work in conjunction with the recently approved ordinance by the Council to allow sidewalk dining for restaurants. He already has a good barrier with the stone wall and rose bushes. There will be signs posted at two exits (one going into the Delaney Street property and one going out onto the public sidewalk) to indicate that no alcohol will leave the area. Hill asks how many people are proposed for the outdoor dining area. Wenz stated approximately 16-20. Tables will be scattered on the porch and in the yard. This will be mainly appetizers and drinks. He assures that this will not be a rowdy place. Hill asks about the hours. Wenz stated that the porch upstairs is open until 10pm on the weekdays and 12 midnight on the weekends. The seating in the yard will only be until 10pm and he will not seat outside on Sunday until 12 noon to give respect to the Church service next door. Skates asked about the restriction (containment/supervision) for the sidewalk cafes. Attorney Draper explained. Wenz then spoke as to how he would also adhere to these restrictions. Brugger asks if there will be a person outside at all times to supervise the area and that it won't be the person running up and down to serve. Brugger asks about piping music. Wenz stated no. Hartz reiterated that there will be no operation on the sidewalk. That is correct. So the restrictions do not even apply in this situation. Hill asks how to limit service to people when the crowds get large. Wenz stated he will not allow it to get too large (too many people) as it will be a detriment to the landscaping. They will need to keep it in the retaining wall area. He wants to keep it at a decent size.

Dr. Carol Carney, 601 S. Lake Shore Drive. She wants to make sure everyone knows that she also brings many people to the Bistro and thinks that this idea is great.

Joe Railton, 930 Geneva Street. He would like to know if there is handicapped accessibility to the restrooms. He would also like to know if the square footage for the outside will be calculated with the indoor square footage to see if he will need a sprinkler system. He also has an issue with the parking stalls and no parking is available to the patrons. He doesn't like the high-intensity use up against residential use.

Bethany Souza, 327 Wrigley Drive. She expresses her concern with his accomplishment of being a business owner and property owner. She is very much in support of Mr. Wenz.

Cindy Maher, 415 Wells Street. She was the real estate agent that sold Wenz the building. She reminded everyone what the building was when he bought it. She expresses her support of this project.

Jeffrey Leonard, 1504 Dodge Street. His business is adjacent to Wenz's building and he has been a great neighbor. He is in support of this project.

Tara Trent, 1103 Geneva Street. She stated that before Wenz took the building over, she instructed her children to walk across the street of this property. She does not have any issues not and expresses support from many other Maple Park residents who were not able to come tonight.

Skates/Hill motion to close the public hearing. Motion carried. **Skates/ Hill motion to approve the Conditional Use Amendment Application filed by Ken Wenz, 1807 Miller Court, Lake Geneva, WI 53147, to extend the eating and drinking areas to the courtyard (Outdoor Commercial Entertainment) at 220 Cook Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00243 including Staff recommendations and that this Conditional Use Amendment strictly stays with this current owner. Connors/ Hartz amendment to original motion to include seating be limited to 20 people, a review of this approval in one year and if the Council repeals the outdoor dining ordinance, the applicant will have to re-apply for a Conditional Use.** Discussion followed. This would include people not seated but standing on porch eating and drinking within the 20 people limit. Flower asks how this is different from Potbelly's. It was determined that they have a fence around their area; they aren't against residential and have no alcohol. **Motion carried unanimously on the amendment. Motion carried unanimously on the original motion.**

Public Hearing and recommendation on a Zoning Text Amendment filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 to revise and further clarify Outdoor Commercial Entertainment, add a new category Intensive Outdoor Recreation and modify Off-street parking spaces as required by the zoning ordinance. Brugger explained (also in the staff report) that the restriction of not having a residential district within 300 feet (which parks are included) they could not apply for outdoor (street) dining. The amendments relating to this 300' essentially setback from residentially zoned properties keeps coming into play. Most recently at least three locations along Wrigley Drive have expressed an interest in developing a potential outdoor entertainment area but because the park across the street is zoned ER-1 which is a residential district (which all parks are zoned residential) the provision of not having any outdoor entertainment within that

300 feet, it prevents them from even applying for it. The outdoor dining areas where some of them, while they could not apply for the outdoor dining on their own property, they would be able to get a permit for street dining. Brugger thought perhaps now would be a time to take a look at these changes in the ordinance. The City Planner stated that many other communities have segregated outdoor dining and other assembly areas from more intensive outdoor activity areas such as outdoor sports fields, a race track, an amusement park, a water park etc. Slavney sent Brugger some examples of what other communities have done and that is what the notice was prepared on. After further consideration, there were some additional modifications (i.e. lower landscape buffer). The information in the packet is what Staff came up with after separating Outdoor Commercial Entertainment areas, limiting them to more dining and other "meet and greet" type of assembly activities as opposed to outdoor entertainment that involves activity that might involve noise, light music and other potential nuisances. The amendment that is being proposed to deal with parking is an outcropping of the recent review of re-development of the former Arrow products building by the church. It was very clear that that building could never provide the amount of parking needed if developed. Something had to be done to enable these properties to utilize the existing building and allow the consideration of requiring less parking.

Diane Muzzy, 420 Baker Street. She opposes the changing of any ordinances.

Hill asks for a reiteration that parks are included into residential zoning. Brugger stated yes.

Bethany Souza, 327 Wrigley Drive, asks for clarification that even after the ordinance change, people would still have to come forward for individual approval on a case by case basis.

Brugger explains the uses and restriction as well as how to obtain these approvals in more detail. These are to be taken individually as amendments not as a whole. Brugger read the ordinance changes that are suggested.

Diane Muzzy, 420 Baker Street. She believes that this limits residential legal rights. She objects to this ordinance amendment.

Raymond Ring, 951 S. Lake Shore Drive. He questions if this item on the agenda is defeated tonight, is the next item on the agenda able to be considered. Brugger stated one item would be able to carry on, the other item would not.

Bill Huntress, 1015 Pleasant Street. He comments on business owner's downtown not voting for the people in the neighborhoods. When it comes time to vote, you have to represent the people that not only vote for you but those who do not as well.

Trudy Krinner, 1600 Lake Shore Drive. She whole-heartedly approves of the commerce in this town and votes in favor of this ordinance.

Bob Lawler, 300 Wrigley Drive. He votes in Lake Geneva, and likes living here. He doesn't see a problem with tents. You need to think of the City and what keeps it alive.

Ken Wenz, 1807 Miller Court. He is a business owner and a city voter. Let's build business.

Rodney Whetlow, 1030 Lake Geneva Blvd. He expresses many things that are here because of the lake and he is completely behind the ordinance change.

Brugger would like to keep the words consistent and use patrons instead of persons in the Outdoor Commercial Entertainment ordinance parking requirements (i)(3). Flower asks if this affect the recently approved church. Brugger stated that it doesn't affect the church but came to light because of the church. They were able to get their flexibility through a planned development. This ordinance provision would eliminate everyone in town turning into a planned development to accommodate their parking requirements. Hill/Olson to close the public hearing. Motion carried. Hartz/Poetzinger motion to approve the suggested Zoning Text Amendment filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 to revise and further clarify Outdoor Commercial Entertainment, add a new category Intensive Outdoor Recreation and modify Off-street parking spaces as required by the zoning ordinance and to amend the parking requirements of the 98-206(4)(i)(3) to reflect patrons instead of persons. Hartz stated that he thinks that this is a good change to the zoning code to reflect how this city is changing. Motion carried unanimously.

Public Hearing and recommendation on a Conditional Use Application filed by Geneva Bay Club LLC, 421 Baker Street, Lake Geneva, WI 53147 for Outdoor commercial Entertainment (outdoor theatrical performances along with outdoor food/beverage consumption) and Group Development at 421 Baker Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00352. Andrew Fritz and Bethany Souza, 327 Wrigley Drive and new business partners at 421 Baker Street. She explains that the item before you tonight has been misconstrued. She continued on to explain how the whole Summer Stock idea came about for this area. This will not be a money maker and this will cost her money. She wants the people to be happy and wants everyone to understand that this doesn't have to happen she just thinks it's a good idea and wants to do something fun and exciting and bring more history to town. They are asking for a 40' x 60' (max) or 30' x 60' tent. The inside area of the council chambers is about 40 feet. The tent she is proposing she would only house

up to 100 people. She explains that in the chambers are about 80 chairs and if you add the additional chairs that the City personnel sit in that puts it up to about 90 chairs. She wouldn't be able to even fill the chambers with the amount of people she is proposing to entertainment in the tent (More people could fit into the chambers). This event would be only for 72 hours a year. This would be 6 performances a week for 6 weeks. This is supposed to be fun; she doesn't want to upset her neighbors. Souza explains that everything will end before 9:00pm. Parking will not be an issue. Hill clarifies that there are two different Conditional Uses for approval tonight. Hill also asks if delivery trucks back out. Souza stated that they use the round about area to drive around. Hill also asks about the lighting. Souza explains the low lighting will be put in for extra security as the sun will be going down as the event is ending. The tent will be along the area closest to the Plaza Motel. There will be a designated loading and unloading area when you first come into the property. There will be 12 on site parking spaces and more parking available at the YMCA which is less than 1 block away. It would be designated by signage and costumed personnel. Hill asks about the noise. Souza stated that the tent will be a four sided walled tent and the noise will be a lot less than the noise from the concerts in the park. You may hear some if it but it won't be late. You will still hear more from the loud drunks at 2:00am walking home to the local motels. There will be some amplification to make things clearer. Hartz asked if there will continue to be traffic only in/off of Wells Street. They will only need about 20 more parking spots and they are offered over 30 at the YMCA parking lot. Souza believes that many people will probably come from the hotels and people will not drive from far away to come. She believes that many will be local people. Olson asks if alcohol will be served in the tent. She says, yes, but that is not the main focus of asking for the approval. Olson expresses her concern for underage drinking. Souza states that she assures that there will be nothing of the sort that will happen like that. Skates stated that as part of the Park Board, people have asked for local theater in the past and likes the idea. The people wanted more culture without having to travel too far away. He went to the property and shared a concern for the size of the tent and the slope that is was on. Skates also expressed a concern also for the tent ropes that extend from the theater walls and wondering if it really will fit. Souza explains that the tent people were out and explained that it will work. Souza explains that tents don't always come in the sizes that you desire and she doesn't want to pay to have one custom made. That is why she is talking about two different tent sizes – then she will have the ability to go with what is available and best fits her area. Skates says that by the time you add extra width for the tent ropes she may be over in her width that she has in that area. She also explains that the slope will actually work to their advantage for natural amplification. She explains that safety is very important to her. Skates also mentions that Souza's desire for 100 people is well below the capacity for a tent the size she is proposing which will hold about 300 people. Skates asks about the hot summer air in a closed tent. Souza stated that the sides would be up when the performances are not going on and fans may be inserted to help with air circulation. She also mentioned that it is in a shaded area of the property and shouldn't have the sun beating down on it constantly.

Bill Huntress, 1015 Pleasant Street. He explains that he has never heard one bad thing about the business at 327 Baker Street (Baker House). Mr. Huntress thinks tents are for circuses. He thinks the area down by the boat launch is a circus and thinks that a tent in a residential area is not appropriate. He encourages the Commissioners to ask themselves if they would want a tent in front of their home.

Attorney Richard Torhorst, speaking on behalf of Richard Tauber a unit owner at Wrightwood Condominiums, 415 Wells St. Unit 107. He expresses that the current owner is still listed as Nancy Waspi, who is not the applicant of this request. Mr. Torhorst also states that the local ordinance requires that the applicant is to demonstrate that this Conditional Use will not create an undesirable impact on nearby properties. He also comments on the parking spaces at the property and other off site parking for possible patrons. Has asks that if this item is approved that there are crosswalks installed for the safety of the people. Perhaps they could install sidewalks to also make it safer and that the applicants should take on that cost. He talked of a lack of a lighting plan that was shown. If there is amplification, it should be minimal, but should rather not have any amplification at all. Music is not addressed in the plan at all and should be brought back to the Commission for approval. Will the cooking be done inside and brought out to the tent or done outside and brought over to the tent. Will there be any security, i.e. traffic, pedestrians. Will there be any bathroom facilities outside or only inside? This might be a better place to have in a park instead of an area right next to a residential area. He is respectfully requesting a denial at this time.

Bob Krinner, 1600 Lake Shore Drive. He is overwhelmed with excitement with what Bethany and Andrew have brought to Lake Geneva. No one appears to be over served and is very friendly. He believes that this is the most unique business that he has ever seen.

Trudy Krinner, 1600 Lake Shore Drive. They live 8 homes from a tent and it has never been a problem. Give these people an opportunity to try something.

Robert Lawler, 300 Wrigley Drive. He passed around a recent picture from his birthday at the Baker House. He explained his reasoning behind tents. Asks if the questions that are being proposed are really an issue. He is very supportive of this adventure.

Dr. Carol Carney, 601 S. Lake Shore Drive. She is just around the corner from where they are proposing the tent and can't wait to get inside. She has many friends that come and want to go to the Baker House so she knows that they will love this new idea.

Henry Hurdle, 415 Wells Street. He wants to talk about the Summer Stock being here in this location. He says if this was an all or nothing he would recommend disapproval. Although, he recommends putting a sunset clause to review in one year to see how it works.

Bernard Peterson, MPC Property Management, Registered Managing agent with the Villas of Lake Geneva on the corner of Baker Street and S. Lake Shore Drive. He represents the owners at the Villas of Lake Geneva. The people like to open their windows and not have to worry about the noise. He also expresses an issue with the lack of parking. He wants to formally object to the proposal.

John Jensen, 415 Wells Street. What will happen to the residences along Wells Street? Will there be tables to eat or drink?

Souza addressed that if it is dinner theater, tables and chairs will be put out. If not, it will be chairs only. Jensen continued. How many performances? Souza stated 6 performances a week for six weeks. Jensen stated he is neither for nor against it until more questions are answered.

Diane Muzzy, 420 Baker Street. She doesn't like the idea of a tent outside, lighting, outdoor potty's. She also has a problem with parking and lack there of. She is opposed to this Conditional Use. She doesn't believe that the positives outweigh the negatives.

Steve Burgeson, 415 Wells Street. He understands the concerns of the people but thinks that this is a good idea. This is for only 6 weeks and the city could review it after one year. It's not a long term committal. The Summer Stock Theater is a great thing and should be approved.

Rodney Whetlow, 1030 Lake Geneva Blvd. He shares that many people who are opposed are friends of his but he is in favor of this project.

Cindy Maher, 415 Wells Street. She is happy to see that several other Wrightwood Condo owners that have come to share there feelings. She explained that a letter that was passed around their complex was misinformation. She agrees that there are some things that needs to be talked about more and worked out but are very glad to see them getting involved and is excited to see what they will be doing. She explained that there are loud people and music from other nearby establishments and this will be nothing in comparison to them. She is in favor of this.

Ken Wenz 1807 Miller Court. He speaks highly of the Bethany and Andrew and what they have done for the Baker House and know that they will do great things. This is a good thing to come to Lake Geneva. He is in favor of this project.

Joanne Niessner, 415 Wells Street. She loves living at 415 Wells Street. She brings to light that with her windows open she hears motorcycles and people still have motorcycles. If she can hear music instead then so be it.

Lynn Hassler, 375 Lake Shore Drive. She loves the local property owners however, they don't live there. They cannot know how she feels because she lives right next door and they don't. The last owner allowed people to consume alcohol outside and some people have even vomited outside and landed on her property. They had to clean it up. She said consideration needs to be made for residences nearby. She hopes there is a vote against this tonight.

Bob Smith, 415 Wells Street. He has issues with the lack of audio visual items at the meeting tonight. He comments on the lack of information from the fire and police department. Mr. Smith also has an issue with the location of outdoor bathroom facilities. He cannot say what his position is on this proposal without more information. He doesn't recommend moving forward.

Lee Smith, 415 Wells Street. The cross walk across from Baker Street is more directly across from Wrightwood. A new sign was put up and only seven times in 15 months have cars stopped for her. She is opposed to this project.

Hartz/Flower motion to close the public hearing. Motion carried. Hartz asked the city attorney to clarify the applicant not necessarily owner may apply for the Conditional Use. The attorney read the zoning section that applies. **Hartz/Hill to approve a Conditional Use Application filed by Geneva Bay Club LLC, 421 Baker Street, Lake Geneva, WI 53147 for Group Development at 421 Baker Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00352.** Motion carried unanimously. Hartz asked Brugger about the five issues brought up this evening pedestrian access, lighting plan, decibel levels, security and washrooms. How are these issues covered in the plan that was presented? The sidewalk situation is what it is. The bathrooms in the mansion will accommodate up to 200 people for utilizing the restaurant toilet rooms (whether they are inside or out). The lighting at 150 watts or less is unregulated by ordinance. The decibel levels are addressed in the staff report. There are concerns if there are speakers, microphones, amplifiers, music, instruments, whatever they may be and if there are going to be those types of noise making activities, before a performance is staged, there would be testing done to assure the compliance. The security issue, Brugger doesn't know how to address it, there really are no standards. Brugger doesn't know what the security issues are to even address it. Hartz also asks what the zoning district allows by right at that location. Brugger explains it is a typical office and retail shops district. An indoor maintenance service company could operate out of there if they keep their vehicles inside. Ms. Waspi did obtain a Conditional Use to operate as a restaurant. **Mayor Connors/ Olson motion to deny the use of Outdoor Commercial Entertainment at 421 Baker Street, Tax Key Number ZOP 00352.** Connors reviews the Fact finding in the denial. Hartz wonders if the issues at hand can be improved to recommend approval. Hill agrees as well. Connors feels that there are too many unknowns including too many times a week that this happens. Roll call vote: Olson, Aye, Skates, No, Flower, No, Poetzinger, No, Hartz, No, Hill, Aye and Connors, Aye. **Motion fails 3 to 4. *Hartz/Skates motion to recommend approval on a Conditional Use Application filed by Geneva Bay Club LLC, 421 Baker Street, Lake Geneva, WI 53147 for Outdoor Commercial Entertainment (outdoor theatrical performances along with outdoor food/beverage consumption) at 421 Baker Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00352, including staff recommendations and a Plan Commission review of the Conditional Use prior to December 31, 2012, a condition that the sound not be amplified, the agreement with the YMCA regarding parking be enforced and that this approval is contingent on the approval of the text amendment in the previous agenda item being approved by the City Council.** Hartz explained his decision specifically stating that this area in the Comprehensive Plan shows Neighborhood Mixed Use. Under the policy and programs it talks about "#3 Encourage neighborhood oriented retail and service businesses in areas that will conveniently serve City neighborhoods". He thinks that with a thoughtful set of conditions, which he feels the commission has proposed, will allow for this neighborhood oriented retail and service business to exist without negatively impacting the neighbors. Skates also explained the reasoning behind his decision. Hill asks how parking at the YMCA will be enforced. Brugger explains that it is available to them so they can direct their customers to that lot. Hartz stated that his motion was to cover a written agreement between the two parties. Brugger stated that there was an agreement in the packets. Hill asked Hartz is that would suffice? He said that it would. **Motion carried 6-1 Connors votes no.**

Discussion and review of a Concept Plan for a proposed Planned Development filed by Excel Engineering, Inc. 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of PHRE Lake Geneva, LLC, 10930 W. Potter Road, Suite A, Wauwatosa, WI 53226 for land located on N. Edwards Blvd., north of Home Depot. Withdrawn by the applicant in an email dated 3/19/12.

Downtown Design Review.

Cornerstone Shoppe. 214 Broad Street. Kensington Green (Background on top level), Powder Sand (Trim) and Asian Teal (Behind the sign). The size of the sign will be the same and the door on the building will be painted the Kensington Green. Hill/ Flower motion to approve the sign and colors as presented. Motion carried.

Watch. 255 Broad Street. Former Cotton Club 2. It will be sapphire blue lettering. Hartz/Skates motion to approve the signage as presented. Motion carried.

Ooh La La. 220 Cook Street. New sign on the multi-tenant sign. It proposed to be a white background with cranberry lettering. Skates/Poetzinger motion to approve the signage as presented. Motion carried.

Maple Park Antiques. 812 Geneva Street. The colors in the sign will be two of the three previously approved colors (for repainting the building). There will be a front yard sign and a side wall sign facing the parking lot. Hartz/ Hill motion to approve signage and color scheme as presented. Motion carried.

WPMRS Buyers of Gold, Silver and Platinum. 253 Center Street. It's black letters with a gold band. It's the same size of sign (which wouldn't need a new approval) but it's to be in a different location (under the Consignment shop sign). Hartz/Flower motion to approve the proposed signage and color at 253 Center street as presented. Motion carried.

Congratulations to Alderman Hartz for all his service. This is his last meeting as an elected official.

Hartz/ Skates motion to adjourn at 9:55 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

These minutes are not official until approved at the next Planning Commission meeting.